



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

336 Garry Crescent NE
Calgary, Alberta

MLS # A2246296

\$350,000



Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Perfect for a growing family, this charming 4-bedroom, 2-story townhouse offers a welcoming atmosphere and ample space. With yards in both the front and back, it's conveniently located next to a public green space for outdoor enjoyment. The spacious main floor living room and large master bedroom provide comfort and room to relax. You'll find a practical laundry and storage room adjacent to the kitchen, which features a stainless steel appliance package that includes a fridge, stove, dishwasher, and hood fan, along with a washer and dryer already in place. The second level boasts a nicely renovated 4-piece bathroom. Additional storage is available in the 5-foot high crawl space beneath the main floor. The location is ideal, with easy access to public transportation, schools at all levels, and quick routes to Deerfoot Trail and McKnight Blvd. Off-street parking accommodates two vehicles, with one spot sheltered by a portable carport. A large storage shed is also included just off the back deck perfect for enjoying the summer sun. Best of all, there are NO CONDO FEES, allowing you to save on monthly costs while enjoying the benefits of homeownership. Book your viewing today!