



**GRASSROOTS**  
REALTY GROUP

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2, 206 Grier Terrace NE  
Calgary, Alberta

MLS # A2246852



**\$329,000**

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Greenview             |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 3 (or more) Storey    |        |                   |
| Size:     | 1,414 sq.ft.          | Age:   | 1982 (43 yrs old) |
| Beds:     | 3                     | Baths: | 2                 |
| Garage:   | Stall                 |        |                   |
| Lot Size: | -                     |        |                   |
| Lot Feat: | Landscaped, Private   |        |                   |

|             |                         |            |        |
|-------------|-------------------------|------------|--------|
| Heating:    | Forced Air              | Water:     | -      |
| Floors:     | Carpet, Linoleum, Vinyl | Sewer:     | -      |
| Roof:       | Asphalt Shingle         | Condo Fee: | \$ 654 |
| Basement:   | None                    | LLD:       | -      |
| Exterior:   | Wood Frame, Wood Siding | Zoning:    | M-C1   |
| Foundation: | Poured Concrete         | Utilities: | -      |
| Features:   | See Remarks             |            |        |

Inclusions: n/a

Three-Bedroom Townhome &ndash; Perfect for First-Time Buyers or Investors! This bright and spacious three-level home offers a smart layout and a warm, welcoming feel from the moment you step inside. The open main floor features a comfortable living and dining area, a convenient in-suite stacked laundry centre, and direct access to your private, fenced backyard with a sunny deck&mdash;ideal for morning coffee, family BBQs, or unwinding after a long day. The mid-level offers a generous storage room, a full 4-piece bath, and two well-sized bedrooms with large windows for plenty of natural light. The top floor is a private, loft-style primary suite with a huge walk-in closet and its own 4-piece bath, creating the perfect retreat. Situated in a friendly, well-maintained complex with mature landscaping and plenty of green space, this home combines peace and privacy with convenience. You&rsquo;re just minutes from major roadways, shopping, schools, parks, the Calgary International Airport, and Downtown. Whether you&rsquo;re looking for your first home or a smart addition to your portfolio, this property offers comfort, value, and a location that&rsquo;s hard to beat.