



GRASSROOTS
REALTY GROUP

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1, 208 Grier Terrace NE
Calgary, Alberta

MLS # A2267529



\$295,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	992 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Attention first time buyers and investors! This cozy END UNIT townhome offers a great opportunity at a fantastic price! The main level is bright and open, offering a galley-style kitchen with ample cabinet & counter space open to the spacious dining room, and a large living room with sliding doors leading to the private fenced back yard with patio deck, perfect for summer bbq's. A laundry/utility room, and a large storage room complete the main level. Upstairs you'll find two good size bedrooms, a 4 piece bathroom wiith separate sink & toilet, and a second storage room. Located in a quiet complex on a quiet street, yet super close to Deerfoot Trail for a quick and easy commute. This home has such amazing potential. With a bit of paint and updating, you can make it your own. Call you favourite realtor to view this property today.