



**GRASSROOTS**  
REALTY GROUP

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**114, 420 Grier Avenue NE**  
**Calgary, Alberta**

**MLS # A2284082**



**\$319,000**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Assigned, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** ALL FURNITURE AVAILABLE TO STAY

Welcome to #114, 420 Grier Avenue NE — a move-in ready 2 bedroom row home in the well-managed Brookside Village complex, offering exceptional value and low-maintenance living. Step in from your private front patio, the perfect spot for morning coffee or summer evenings, and into a bright main floor that has been thoughtfully updated with hardwood flooring and an updated kitchen featuring newer cabinetry, undercounter lighting and countertops. The layout is both practical and inviting, with a separate dining area, comfortable living room space, and excellent natural light throughout. Additional storage is conveniently located in the furnace/utility room. Upstairs, you’ll find two generously sized bedrooms, a 4-piece bathroom, and the convenience of second-floor laundry — a rare and highly sought-after feature in this style of home. The complex has undergone major exterior improvements, including roof, eaves, downspouts, fencing, and is professionally managed with water included and a low condo fee under \$400. All lawn care and snow removal are handled for you, making ownership easy and predictable. Your assigned parking stall with plug-in is just around the corner, with plenty of additional street parking nearby. Ideally located with great access to transit and central amenities, this home is perfect for first-time buyers, investors, or anyone looking for a low-maintenance lifestyle in a well-run complex. Immediate possession available — just move in and enjoy.