



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

MLS # A2284082



\$319,000

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

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