



**6, 111 Grier Terrace NE
Calgary, Alberta**

MLS # A2291283



\$289,999

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,017 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Experience this delightful inner-city townhouse in Greenview, ideally located on a corner lot with low condo fees. Recently refreshed with new paint and flooring, this well-maintained residence offers 2 bedrooms and 1 full bathroom upstairs, perfect for a small or growing family. The bright living room features 8-foot ceilings and opens to a versatile den, ideal for a home office. Additional storage includes a dedicated room and space under the stairs. Updated appliances include a washer, dryer, and dishwasher. Flexible condo's pet policy allows for up to two large dogs without any weight restrictions. Enjoy convenient access to Deerfoot Trail, McKnight Boulevard, downtown, and the airport, with public transit just steps away. Nearby, you'll find walking and biking trails, dog parks, and a variety of restaurants within walking distance or a quick 5-minute drive. Don't miss out—book your showing today