



**11, 420 Grier Avenue NE  
Calgary, Alberta**

**MLS # A2292874**



**\$300,000**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Guest, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** Dishwasher, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

EXCEPTIONAL VALUE UNDER \$300,000 | END UNIT | 2 PARKING STALLS | NEWER APPLIANCES | AMAZING LOCATION | PETS ALLOWED | Welcome to Brookside Village! This 3 bedroom, 1 bathroom, end unit townhome offers over 1,140 sq ft of functional living space and is an excellent opportunity for first-time buyers or investors looking for strong value in a convenient location. The main level features laminate flooring throughout and a bright, white kitchen complete with ceiling-height cabinetry and newer appliances. The open-concept dining and living area is spacious and inviting, highlighted by large windows that flood the space with natural light. Just off the dining area, the utility room provides excellent additional storage and offers potential for a future second bathroom, subject to board approval. Upstairs, you'll find three generously sized bedrooms, convenient upper-floor laundry, and a well-appointed 4-piece bathroom. Recent exterior upgrades to the complex include Hardie board siding, new roofing, eaves, downspouts, and fencing, adding long-term value and peace of mind. Enjoy the convenience of two parking stalls directly in front of the unit, plus visitor parking and plenty of street parking. This pet friendly community offers a welcoming and vibrant setting, perfectly positioned for convenience and recreation. Enjoy quick access to Deerfoot Trail, McKnight Boulevard, downtown, and the airport, with public transit just steps away. Step outside to explore the nearby Nose Creek pathway system, ideal for parks, scenic walks, and biking trails. Experience all this home has to offer, book your showing today!