



**4, 207 Grier Terrace NE
Calgary, Alberta**

MLS # A2292905



\$305,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	950 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 420

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked

Charming 2-bedroom, 1-bathroom townhome ideally situated with a beautiful greenspace directly in front—offering peaceful views and no neighbours obstructing your view. Step inside to a bright, open-concept main floor featuring durable vinyl plank flooring throughout. The kitchen is both stylish and functional, complete with ceiling-height cabinetry, stunning granite countertops, and seamless flow into the living and dining areas—perfect for everyday living and entertaining. Upstairs, you’ll find a spacious primary bedroom with a large walk-in closet and corner windows that fills the room with natural light. The second bedroom is versatile, making it ideal for guests, a home office or additional living space. The upper level also features a fully renovated 3-piece bathroom (2023), finished with sleek modern touches including floor-to-ceiling tile—no detail has been overlooked. Convenient upstairs laundry adds to the home’s thoughtful layout. Enjoy your fully fenced front yard, perfect for pets (upon board approval), along with a private front balcony complete with a stylish pergola and privacy wall—an ideal spot to unwind on summer evenings. Located in the desirable community of Greenview, you’re just minutes from Nose Hill Park, less than a 15-minute drive to downtown Calgary and close to public transit, schools, parks, and shopping. This is a fantastic opportunity to own in a convenient, well-connected location—book your showing today!