



**23, 420 Grier Avenue NE
Calgary, Alberta**

MLS # A2297557



\$300,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	930 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

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

Inclusions: N/A

Welcome to this move-in ready 2-bedroom townhouse in Calgary that offers the kind of everyday comfort that just makes sense. Freshly painted throughout, this home feels clean, bright, and ready for you to step in and start living right away, while still leaving room to make it your own over time. The main floor is open and inviting, with a natural flow between the living room, dining space, and kitchen that makes both quiet nights and casual get-togethers feel easy. Large patio doors bring in plenty of natural light and connect the indoors to your fully fenced front yard, creating a space that feels a little more like a home than a typical townhouse. Upstairs, you will find a generously sized primary bedroom with a large closet, along with a second bedroom that can also work well as a guest room, home office, or flex space depending on your needs. A full bathroom and the convenience of same-level laundry make day-to-day living simple and efficient. The layout is practical, with additional storage in the furnace and utility room to help keep everything organized. Outside, the fully fenced front yard offers a private and welcoming space to enjoy your morning coffee or unwind at the end of the day. The fence was replaced just two years ago, giving you peace of mind and a polished outdoor feel. With low condo fees that include water, along with lawn care and snow removal taken care of, this is truly low-maintenance living without sacrificing your own outdoor space. With easy access to Deerfoot Trail, the airport, and downtown Calgary, this location keeps you connected while still offering a comfortable place to come home to. Whether you are stepping into the market, downsizing, or looking for a smart investment, this home offers a strong balance of move-in readiness and future potential. Book your showing to come see how this space can work for you and Let's make YOUR dreams... Realty!