



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2, 95 Grier Place NE
Calgary, Alberta

MLS # A2121961



\$349,900

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,425 sq.ft.	Age:	1982 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Off Street, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 659
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Electric fireplace in primary (as-is works on one setting, missing remote), shelving behind toilet in primary ensuite

This recently updated 3 bedroom, 2 full bath is a three story townhouse with easy access to downtown, Deerfoot Trail and the airport. The complex has already updated their windows and they have a plan in place for the siding and trim at all four buildings (see the photo of the modern Hardie board colour selection). In the fall of 2023, this home received a glow up with new paint, vinyl plank and carpet, new window coverings (blackouts for the bedrooms!), plus updated LED lighting. At 1,424 sqft, you'll notice that all 3 bedrooms are a great size with the primary taking up the entire top floor which includes a huge walk in closet and 4 piece ensuite bathroom. The two second floor bedrooms share another full bathroom with a separate bath and sink area. Both bath areas have been updated. Cozy gas fireplace in the living room and access to your cute backyard and deck off the patio door. The seller rebuilt the back fence and gate (April 2024) with the Condo Board's blessing (to be painted to match colour weather permitting). Townhome has in-suite laundry as well as a nice sized storage room. Comes with one outdoor parking stall (#10) and there's plenty of street parking also available. Super close to Nose Creek and the City pathway system and nearby bus route.