



GRASSROOTS
REALTY GROUP

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1204 Eagleview Place NW
High River, Alberta

MLS # A2210653



\$220,000

Division:	Eagleview Estates		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,026 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: one white shelf in front bedroom and one white shelf in kitchen

Welcome to this beautifully maintained 2-bedroom townhome in the desirable community of Eagle View Estates. This upper-level unit offers privacy and comfort with no one living above you, and a thoughtful layout perfect for first-time buyers, downsizers, or investors. Step inside through the ground-level entrance and head upstairs to a bright and spacious living area. The large living room is ideal for relaxing or entertaining, while the functional kitchen features a pantry, ample cabinet space, and a dining area that opens to your private deck—perfect for morning coffee or evening unwinding while enjoying peaceful views of the green space behind. The master bedroom is tucked away near a full 4-piece bathroom, offering convenience and privacy. A second bedroom is located at the front of the unit—great as a guest room, office, or hobby space. You'll also appreciate the in-suite laundry and generous storage throughout. One assigned parking stall is included, and the complex is well-managed with a friendly, quiet atmosphere. This move-in-ready home combines comfort, functionality, and value. Don't miss your chance to own in this sought-after community!