

\$259,900 - 63, 420 Grier Avenue Ne, Calgary

MLS® #A2120402

\$259,900

2 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Greenview, Calgary, Alberta

Welcome home to this stylish and well maintained two bedroom townhome in desirable Greenview! Ideally located close to nature with endless walking paths, greenspaces, and off-leash dog parks, this well managed complex with low condo fees ensures a fast commute to downtown, the airport, Nose Hill, SAIT, UofC, and it's™ proximity to major connecting roads make your commute and life a breeze. With 2 bedrooms, a spacious outdoor living space, a quiet location, and almost 900 square feet of living space, this home feels more like a private house than a condo, despite being nestled in a bespoke and friendly townhouse community. You're™ welcomed through the entryway to a bright, open concept main floor layout with a functional kitchen showcasing classic shaker cabinetry and recent upgrades including newer tiled floors and sink. Unwind in your cozy living room with sliding glass doors which lead out to your spacious east facing front yard space, perfect for entertaining guests outdoors in the summertime, and enjoy meals in your cozy dining room. Finishing off the main floor layout is your spacious utility/storage room with tons of extra room for storage. Attractive luxury vinyl plank flooring flows from your main floor entryway, up the stairs, and throughout the top level of the home which boasts two spacious bedrooms, both with with space for king sized furniture, along with sunny windows, upper floor laundry, and a beautiful 4 piece bathroom with an updated vanity, backsplash and



lighting. Calgary's infamous and scenic river pathway systems are accessible steps from your front door allowing access to nearby green spaces and dog parks or a beautiful commute downtown by bicycle. This pet friendly complex includes a powered parking stall and is located near The Thorncliffe Greenview Community Association which is a premiere facility for community recreation. The facility houses 4 racquetball courts, 4 lanes of 5-pin bowling - The Forbes Innes arena-indoor skating, a baseball diamond, an inclusive playground, horseshoe pits, and a tobogganing hill. This impressive home has everything you need and is perfectly located near amenities, excellent schools, shopping, and recreation spaces. Calgary's proposed Greenline LRT extension is poised to contribute even further to the value and accessibility of this phenomenal location. Don't miss your opportunity to view this gem of a townhome which beautifully combines inner city living with the easy accessibility to nature.

Built in 1980

Essential Information

MLS® #	A2120402
Price	\$259,900
Sold Price	\$335,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	63, 420 Grier Avenue Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5K6

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Asphalt, Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 11th, 2024
Days on Market	6
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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