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

MLS® #A2120402

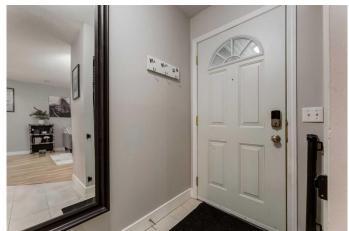
## \$259,900

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

Sub-Type Row/Townhouse

Residential

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services