



## 420 Grier Avenue Calgary Alberta

\$329,900

End unit, 3 bedroom Townhouse in a Super convenient location, just off Edmonton Trail and McNight Bv. It is 2 minutes to Deerfoot, 10 minutes to University & Hospital. A short walk to excellent local Restaurants. Home is spacious with big windows, patio doors to side green space. The courtyard with patio is private and fully fenced. Huge main floor living room has a gas stove that is offered as-is, believed to be working but not used in a few years. In addition the main floor has a 2 piece powder room that also has tons of storage. All 3 bedrooms are a good size with big closets, also on the second floor is a washer/dryer about 3 years old, rounding out the 2nd floor is a large 4 piece bath. Home is a bit dated, a great opportunity to build sweat equity. There are 2 assigned parking stalls plus visitor parking. Available for immediate possession. Condo fees are very reasonable. The complex is well managed and well kept. Call your favorite Realtor today. (id:6769)

4pc Bathroom Measurements not available

Primary Bedroom 12.92 Ft x 11.58 Ft

Bedroom 11.83 Ft x 9.50 Ft

Bedroom 11.00 Ft x 10.42 Ft

2pc Bathroom Measurements not available

Living room 18.42 Ft x 10.33 Ft

Dining room 12.08 Ft x 7.92 Ft

Kitchen 7.92 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://lionelsale.ca/>



**See**

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)