



95 Grier Place Calgary Alberta

\$394,900

RARE FIND! Welcome to this stunning four-bedroom, two-bathroom townhouse located in the highly sought-after community of Calgary-Greenview. Situated in the inner city, this home offers easy access to downtown and the airport, both just minutes away. Enjoy the convenience of nearby amenities such as Real Canadian Superstore, Thornhill Aquatic & Recreation Centre, Thorncliffe Greenview Community Association, Judith Umbach Library, playgrounds, a skate park, tennis/pickleball courts, and Nose Hill Park. Additionally, top-rated schools are within close proximity, including the renowned Thorncliffe School (Traditional Learning Center), John G. Diefenbaker High School (IB Program), and Sir John A. Macdonald School. This home has been updated in recent years with new PVC windows (2021), laminate flooring, and a new furnace (2024). The complex is also in the process of installing modern hardie board siding and trim for an updated exterior. Spanning 1,415 sq. ft. over three levels, this townhome features large windows throughout, allowing for plenty of natural light. The main level boasts an open-concept floor plan with brand-new laminate flooring, spacious windows, and a garden door leading to a private, south-east facing fenced backyard. The dining area also benefits from large windows, bringing in abundant sunlight and views of greenery. The kitchen features white cabinetry and is complemented by brand-new white appliances, including a refrigerator and stove. A powerful range hood was installed last year, perfect for cooking all your favorite international dishes. The second floor includes a spacious primary bedroom with a large window, as well as a generously-sized second bedroom. These rooms share a four-piece bathroom. On the third floor, you'll find two additional well-sized bedrooms and another full bathroom, making it the perfect space for children or teenagers. Addit...

Primary Bedroom 13.08 Ft x 10.92 Ft

Bedroom 11.17 Ft x 8.08 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Storage 7.83 Ft x 3.58 Ft

Bedroom 11.58 Ft x 8.00 Ft

Bedroom 13.17 Ft x 11.08 Ft

Living room 15.17 Ft x 11.25 Ft

Dining room 8.75 Ft x 8.17 Ft

Kitchen 8.25 Ft x 8.58 Ft

Laundry room 6.25 Ft x 6.08 Ft

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