



420 Grier Avenue Calgary Alberta

\$299,900

Welcome to #114, 420 Grier Avenue NE -- a move-in ready 2 bedroom row home in the well-managed Brookside Village complex, offering exceptional value and low-maintenance living. Step in from your private front patio, the perfect spot for morning coffee or summer evenings, and into a bright main floor that has been thoughtfully updated with hardwood flooring and an updated kitchen featuring newer cabinetry, undercounter lighting and countertops. The layout is both practical and inviting, with a separate dining area, comfortable living room space, and excellent natural light throughout. Additional storage is conveniently located in the furnace/utility room. Upstairs, you'll find two generously sized bedrooms, a 4-piece bathroom, and the convenience of second-floor laundry -- a rare and highly sought-after feature in this style of home. The complex has undergone major exterior improvements, including roof, eaves, downspouts, fencing, and is professionally managed with water included and a low condo fee under \$400. All lawn care and snow removal are handled for you, making ownership easy and predictable. Your assigned parking stall with plug-in is just around the corner, with plenty of additional street parking nearby. Ideally located with great access to transit and central amenities, this home is perfect for first-time buyers, investors, or anyone looking for a low-maintenance lifestyle in a well-run complex. Immediate possession available -- just move in and enjoy. (id:6769)

Dining room 7.42 Ft x 6.75 Ft
Kitchen 8.67 Ft x 7.58 Ft
Living room 12.25 Ft x 12.17 Ft
Furnace 7.42 Ft x 6.75 Ft

Primary Bedroom 15.42 Ft x 12.17 Ft
4pc Bathroom 7.42 Ft x 5.08 Ft
Bedroom 11.75 Ft x 9.17 Ft

Listing Presented By:



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