

**1, 104 Grier Terrace NE**  
**Calgary, Alberta**

**MLS # A2212737**



**\$364,900**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** none

HOME SWEET HOME! Welcome to your desired community Greenview, Calgary. Open plan, bright 3-bedroom END-UNIT adjacent to the courtyard! This quiet home in a great GREENVIEW location in Brookside Village offers scenic views of large trees, a courtyard & a front-facing sheltered outdoor sitting area & patio. North Central location is 10 min to Downtown & on the QUIET SIDE of the airport. Steps from amenities; public transportation, bicycle paths & parks. Easy Access to Deerfoot Trail. 3 spacious bedrooms upstairs, full bath, in-suite laundry with shelving & updated appliances. Do not forget to see the half washroom on the main floor through the mechanical room. The cozy main floor offers a corner Gas Fireplace, new laminate flooring, a bright living room with an open plan eat-in oak kitchen. Lots of cupboards, dishwasher, fridge & stainless steel glass top range. Greet the morning sunlight & nature with a West facing window above the double sink. Plenty of closet storage under the stairs & utility room with new High Efficiency Furnace. Affordable condo fees! Make this hidden gem your HOME SWEET HOME!