

2, 206 Grier Terrace NE
Calgary, Alberta

MLS # A2246852

\$329,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,414 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 654
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Three-Bedroom Townhome – Perfect for First-Time Buyers or Investors! This bright and spacious three-level home offers a smart layout and a warm, welcoming feel from the moment you step inside. The open main floor features a comfortable living and dining area, a convenient in-suite stacked laundry centre, and direct access to your private, fenced backyard with a sunny deck—ideal for morning coffee, family BBQs, or unwinding after a long day. The mid-level offers a generous storage room, a full 4-piece bath, and two well-sized bedrooms with large windows for plenty of natural light. The top floor is a private, loft-style primary suite with a huge walk-in closet and its own 4-piece bath, creating the perfect retreat. Situated in a friendly, well-maintained complex with mature landscaping and plenty of green space, this home combines peace and privacy with convenience. You’re just minutes from major roadways, shopping, schools, parks, the Calgary International Airport, and Downtown. Whether you’re looking for your first home or a smart addition to your portfolio, this property offers comfort, value, and a location that’s hard to beat.