

# **\$349,900 - 65, 420 Grier Avenue Ne, Calgary**

MLS® #A2227446

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Greenview, Calgary, Alberta

Welcome to this beautifully renovated END-UNIT townhouse, located in the tranquil yet very accessible neighborhood of Greenview. The whole unit is enhanced by large windows bringing in loads of natural light.

The main floor features a bright and spacious living room with NEWER FLOORING AND STAIRCASES (2024), and a BRAND-NEW KITCHEN showcases a modern, stylish design, completes with new cabinetry, fixtures, and finishes. Upstairs boasts 3 good-sized bedrooms with ample closet space, a sleek BRAND NEW 4-PIECE BATHROOM, also a convenient in-suite laundry. Other upgrades include FRESH PAINT (2025), a NEWER HOT WATER TANK and HIGH-EFFICIENCY FURNACE (2018).

Enjoy outdoor living with your private, fully fenced East-facing yard and front patio surrounded by greenery, perfect for relaxing or entertaining. The unit comes with TWO ASSIGNED PARKING STALLS. Plenty of street parkings are also available. The complex is well-managed, has NEVER HAD ANY SPECIAL ASSESSMENT, and offers relatively LOW CONDO FEE WITH WATER INCLUDED.

The location is idealâ€” just 10 minutes from downtown, with quick access to the airport, Deerfoot Trail, and public transit. Itâ€™s also just steps away from Nose Creek Pathway â€”



perfect for strolling, jogging, or cycling. Enjoy peaceful living while staying connected to everything you need, including nearby shops, schools, parks, and restaurants.

Move-in ready and available for immediate possession, this is a fantastic opportunity for first-time buyers, young families, or investors. Your new home in Greenview is ready – Come see it in person!

Built in 1980

**Essential Information**

MLS® #	A2227446
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	65, 420 Grier Avenue Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5X6

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

## Interior

Interior Features	Closet Organizers, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard, Courtyard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.