

# \$350,000 - 2, 97 Grier Place Ne, Calgary

MLS® #A2205669

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,393 sqft  
Residential on 0.00 Acres

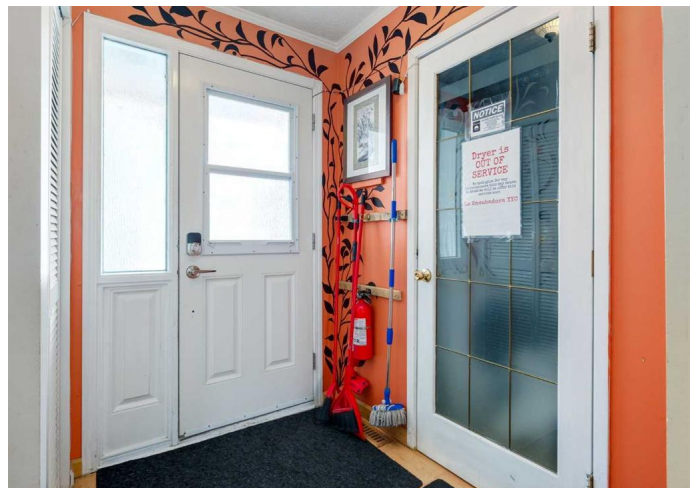
Greenview, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2-bathroom townhouse, ideally situated in a peaceful, quiet neighborhood that's rapidly growing in value. This property offers the perfect balance of tranquility and convenience, located just minutes from major roadways for easy commuting.

Step inside and enjoy the open-concept main floor, designed for modern living with a seamless flow from living to dining. The spacious layout makes it perfect for family gatherings or entertaining guests. Large windows throughout allow for an abundance of natural light, brightening up every room. The well-appointed kitchen and living areas lead directly out to a private, west-facing backyard, fully fenced for your privacy. Whether you're enjoying a quiet evening sunset or hosting a summer BBQ, this outdoor space is a peaceful retreat.

The second floor features generously sized bedrooms with large windows, creating a serene, sun-filled atmosphere. Plus, with in-unit laundry and a separate entrance, this townhouse offers the convenience and privacy you're looking for.

The third floor has large primary bedroom with ensuite on the entire floor. Very spacious. One room has a murphy bed and was used as a dance studio at one point. Murphy Bed is included. All furniture is negotiable in the sale. Situated in a community that's seeing consistent value growth year after year, this home is not only a great living space but also



a sound investment. Don't miss the opportunity to own a home in this highly desirable neighborhood. Call today to schedule your viewing!

Built in 1982

### Essential Information

MLS® #	A2205669
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,393
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2, 97 Grier Place Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5Y5

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air

Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	66
Zoning	M-C1

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.