



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**420 GRIER Avenue #91, Calgary T2K 5X6**

MLS® #: **A2187174**      Area: **Greenview**      Listing Date: **01/13/25**      List Price: **\$409,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,166**  
 Low Sqft:  
 Ttl Sqft: **1,166**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Front Yard,Street Lighting**  
 Park Feat: **Assigned,Guest,Outside,Paved,Stall**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Courtyard,Lighting,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Bar,Built-in Features,Closet Organizers,Dry Bar,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>33`4" x 49`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>26`3" x 24`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>26`0" x 27`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>31`9" x 38`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>34`2" x 36`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>38`3" x 42`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>16`8" x 38`10"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$425

Fee Simple  
Fee Freq:  
Monthly

M-C1

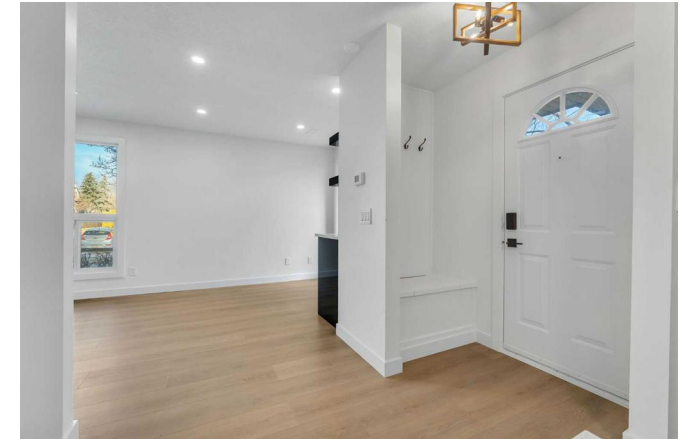
Legal Desc: 8211242

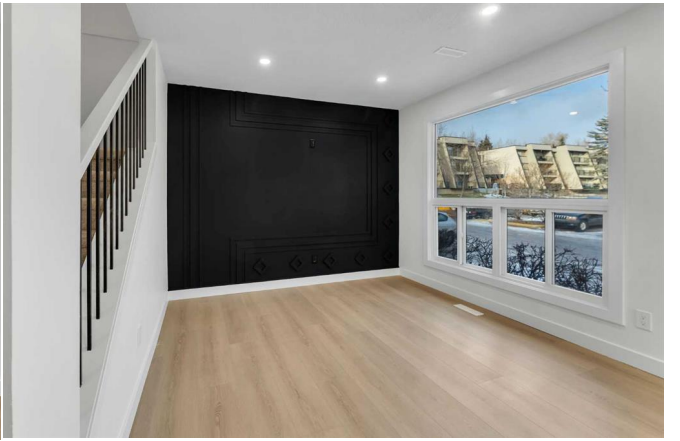
Remarks

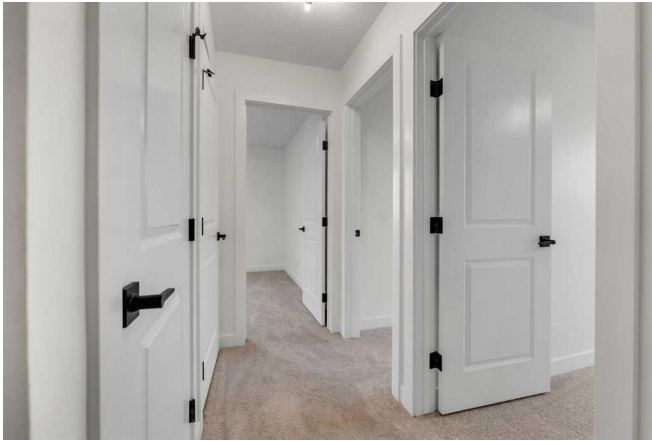
Pub Rmks: **FULLY RENOVATED! PRIVATE YARD! DRY BAR! TWO PARKING STALLS! Welcome to this FULLY RENOVATED TOWNHOME IN BROOKSIDE VILLAGE! This TOWNHOME has been LUXURIOUSLY RENOVATED WITH LUXURY VINYL PLANK, TWO TONE KITCHEN CABINETS, STAINLESS STEEL APPLIANCES, FEATURE WALL AND A DRY BAR FOR AN ELEVATED LIVING EXPERIENCE - IT ALSO FEATURES NEWER VINYL WINDOWS!. The MAIN FLOOR greets you with a BUILT IN COAT RACK AND SHOE STORAGE BENCH that leads to a HUGE LIVING ROOM WITH BLACK FEATURE WALL and a DRY BAR WITH MINI FRIDGE LOCATED CONVENIENTLY ACROSS THE FEATURE WALL FOR ENTERTAINING OR SIMPLY UNWINDING AFTER WORK! The DINING ROOM OVERLOOKS YOUR BRAND NEW FLOOR TO CEILING, TWO TONE KITCHEN CABINETS FINISHED WITH GOLD TOUCHES AND BRAND NEW STAINLESS STEEL APPLIANCES. Take the STAIRS up to YOUR 3 HUGE BEDROOMS (ALL WITH HUGE CLOSETS FINISHED WITH MDF SHELVING) the 4PC BATH is PERFECT for TWO PEOPLE TO USE AT THE SAME TIME (THE TOILET AND SHOWER ARE SEPARATED FROM THE SINK WITH A LOCKING DOOR) YOU will ALSO FIND YOUR LAUNDRY LOCATED CONVENIENTLY on the UPPER FLOOR NEXT to the LINEN CLOSET! The FRONT YARD IS PRIVATE WITH ITS OWN GATE AND THE UNIT IS SURROUNDED WITH BEAUTIFUL GREENERY AND MATURE TREES! AS A BONUS, there is NOT ONE but TWO ASSIGNED PARKING STALLS ONLY STEPS FROM THE UNIT DOOR! The TOWNHOME is LOCATED WITHIN WALKING DISTANCE TO SHOPPING CENTRES, RESTAURANTS, SCHOOLS AND MORE! IT IS ONLY 6 MINUTES TO DEERFOOT CITY, 9 MINUTES TO YYC AIRPORT, 10 MINUTES TO U OF C, AND ONLY 11 MINUTES TO DOWNTOWN YYC!**

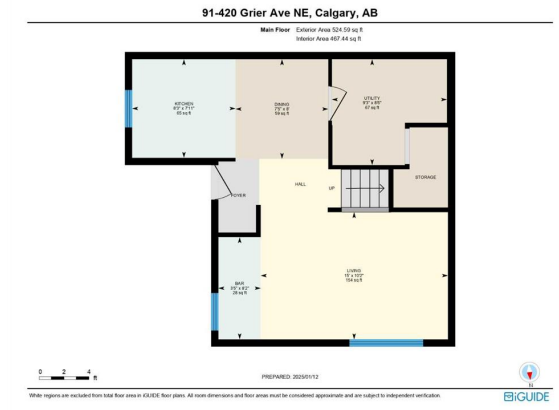
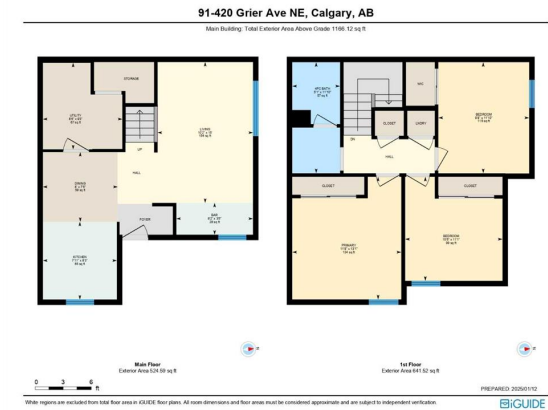
Inclusions: N/A  
Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









**91-420 Grier Ave NE, Calgary, AB**

1st Floor, Exterior Area 671.52 sq ft, Interior Area 541.08 sq ft

