



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 GRIER Terrace #1, Calgary T2K 5Y6**

MLS® #: **A2189454** Area: **Greenview** Listing Date: **01/22/25** List Price: **\$379,888**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1982**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,189**  
 Low Sqft:  
 Ttl Sqft: **1,189**

DOM  
**31**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Off Street, Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Post & Beam, Vinyl Siding, Wood Frame**  
 Heating: **Central, Natural Gas** Flooring: **Carpet, Tile**  
 Sewer: Ext Feat: **Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**  
 Int Feat: **Laminate Counters, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 4`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 8`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 8`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`4" x 18`6"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>5`0" x 8`8"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`1" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 12`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 12`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$386**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8311313**

Remarks

Pub Rmks: **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!**

Inclusions:  
Property Listed By: **URBAN-REALTY.ca**

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













