

\$365,000 - 3, 95 Grier Place Ne, Calgary

MLS® #A2203221

\$365,000

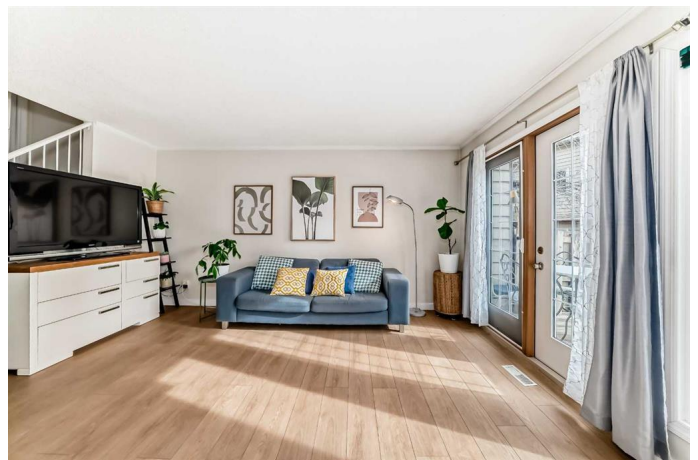
4 Bedroom, 2.00 Bathroom, 1,415 sqft
Residential on 0.00 Acres

Greenview, Calgary, Alberta

RARE FIND! Welcome to this stunning four-bedroom, two-bathroom townhouse located in the highly sought-after community of Calgary-Greenview. Situated in the inner city, this home offers easy access to downtown and the airport, both just minutes away. Enjoy the convenience of nearby amenities such as Real Canadian Superstore, Thornhill Aquatic & Recreation Centre, Thorncliffe Greenview Community Association, Judith Umbach Library, playgrounds, a skate park, tennis/pickleball courts, and Nose Hill Park. Additionally, top-rated schools are within close proximity, including the renowned Thorncliffe School (Traditional Learning Center), John G. Diefenbaker High School (IB Program), and Sir John A. Macdonald School.

This home has been updated in recent years with new PVC windows (2021), laminate flooring, and a new furnace (2024). The complex is also in the process of installing modern hardie board siding and trim for an updated exterior.

Spanning 1,415 sq. ft. over three levels, this townhome features large windows throughout, allowing for plenty of natural light. The main level boasts an open-concept floor plan with brand-new laminate flooring, spacious windows, and a garden door leading to a private, south-east facing fenced backyard. The dining area also benefits from large windows, bringing in abundant sunlight and



views of greenery. The kitchen features white cabinetry and is complemented by brand-new white appliances, including a refrigerator and stove. A powerful range hood was installed last year, perfect for cooking all your favorite international dishes.

The second floor includes a spacious primary bedroom with a large window, as well as a generously-sized second bedroom. These rooms share a four-piece bathroom. On the third floor, you'll find two additional well-sized bedrooms and another full bathroom, making it the perfect space for children or teenagers.

Additional features of the home include in-suite laundry and two well-sized storage rooms.

The property includes one outdoor parking stall (#9), with plenty of additional street parking available. It's also conveniently located close to Nose Creek, the City pathway system, and a nearby bus route for easy commuting.

Built in 1982

Essential Information

MLS® #	A2203221
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,415
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status	Active
--------	--------

Community Information

Address	3, 95 Grier Place Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5Y5

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2025
Days on Market	112
Zoning	M-C1

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.