

# \$310,000 - 6, 206 Grier Terrace Ne, Calgary

MLS® #A2234293

**\$310,000**

2 Bedroom, 1.00 Bathroom, 982 sqft

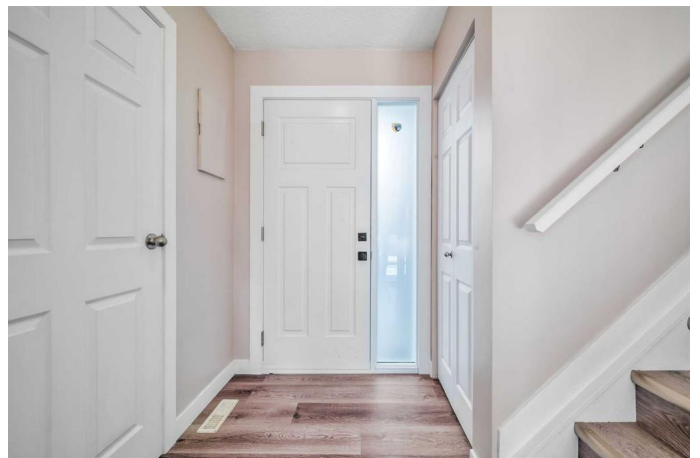
Residential on 0.00 Acres

Greenview, Calgary, Alberta

Two Bedroom Condo Townhouse â€”

Investor/First Time Buyer Alert!

This exceptional end unit two bedroom townhouse represents an outstanding opportunity. It's a perfect fit for both first time home buyers and savvy investors. Step into this inviting end unit and discover a comfortable and functional living space. The main floor boasts an open concept design, seamlessly connecting the kitchen and living room. You'll find a convenient in suite laundry room and generous storage space under the stairs. The spacious living room is bathed in natural light thanks to an entire wall of NEW windows. Leading out through sliding patio doors is your private deck and a sunny, semi-fenced east-facing backyard â€” an ideal spot for relaxing or entertaining. Upstairs, you'll find a large master bedroom and a good sized second bedroom. This townhouse is tucked away in a remarkably quiet location at the end of a no-through road, offering a peaceful retreat without sacrificing convenience. The complex itself is beautifully maintained with extraordinary landscaping, featuring an abundance of mature shrubs and large trees. Location is everything, and this property delivers! You're just minutes from the Calgary International Airport, Downtown Calgary, and Deerfoot Trail, ensuring effortless commutes. Key institutions like SAIT, the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital are all within a 15-minute drive, putting everything you need



within easy reach. Don't wait, book your showing today!

Built in 1982

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2234293      |
| Price          | \$310,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 982           |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 6, 206 Grier Terrace Ne |
| Subdivision | Greenview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K2Y7                  |

**Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Stall                        |

**Interior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                           |
| Appliances        | Dishwasher, Electric Range, Range Hood, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Basement          | None                                                         |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Landscaped, Private      |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 42              |
| Zoning         | M-C1            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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