



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2, 206 Grier Terrace NE  
Calgary, Alberta

MLS # A2246852



\$329,000

|             |                         |            |        |
|-------------|-------------------------|------------|--------|
| Heating:    | Forced Air              | Water:     | -      |
| Floors:     | Carpet, Linoleum, Vinyl | Sewer:     | -      |
| Roof:       | Asphalt Shingle         | Condo Fee: | \$ 654 |
| Basement:   | None                    | LLD:       | -      |
| Exterior:   | Wood Frame, Wood Siding | Zoning:    | M-C1   |
| Foundation: | Poured Concrete         | Utilities: | -      |
| Features:   | See Remarks             |            |        |
| Inclusions: | n/a                     |            |        |

Three-Bedroom Townhome – Perfect for First-Time Buyers or Investors! This bright and spacious three-level home offers a smart layout and a warm, welcoming feel from the moment you step inside. The open main floor features a comfortable living and dining area, a convenient in-suite stacked laundry centre, and direct access to your private, fenced backyard with a sunny deck—ideal for morning coffee, family BBQs, or unwinding after a long day. The mid-level offers a generous storage room, a full 4-piece bath, and two well-sized bedrooms with large windows for plenty of natural light. The top floor is a private, loft-style primary suite with a huge walk-in closet and its own 4-piece bath, creating the perfect retreat. Situated in a friendly, well-maintained complex with mature landscaping and plenty of green space, this home combines peace and privacy with convenience. You’re just minutes from major roadways, shopping, schools, parks, the Calgary International Airport, and Downtown. Whether you’re looking for your first home or a smart addition to your portfolio, this property offers comfort, value, and a location that’s hard to beat.