



THE
A-TEAM

**RE/MAX
FIRST**

75 GREENBRIAR Place, Calgary T3B 6J1

MLS®#: **A2136393** Area: **Greenwood/Greenbriar** Listing Date: **05/31/24** List Price: **\$789,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 23-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,986**
 Low Sqft:
 Ttl Sqft: **1,986**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

DOM

173
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (2 2)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **Double Vanity, High Ceilings, Open Floorplan, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	10`1" x 11`2"	Walk-In Closet	Upper	
4pc Ensuite bath	Upper		Bedroom - Primary	Upper	13`0" x 14`0"
Laundry	Upper		3pc Bathroom	Upper	
Dining Room	Main	13`4" x 11`10"	Living Room	Main	13`0" x 12`4"
Pantry	Main		2pc Bathroom	Main	
Storage	Lower		Bedroom	Lower	13`0" x 9`5"
Furnace/Utility Room	Lower		2pc Bathroom	Lower	

Entrance

Lower

Legal/Tax/Financial

Condo Fee:
\$275

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-G

Legal Desc: **1612797**

Remarks

Pub Rmks: **Meet the Madison floorplan, by Alliston at Home in Hudson West! This property boasts 2 Large Master Bedrooms on the upper level. The 3rd bedroom is located on the ground floor walk out level. This end Unit has an oversized double car garage, a covered deck and a cozy patio area. The home is loaded with extras, including a gourmet kitchen with built in appliances, enhanced ensuite bathroom, glass railing, upgraded lighting package and showcases stylish finishes throughout. Low condo fees make this home an affordable option. Don't miss the opportunity to make the Madison yours! Hudson West is ideally located in the NW with easy access to the Trans Canada Hwy, Stony Trail ring road, and downtown. Minutes away from the Bow River and Trinity Hills shopping centre and walking distance to the new Calgary Farmers market. An ideal spot for those looking to work in the city and play in the mountains.**

Inclusions:
Property Listed By: **Chimney hood fan
KIC Realty**

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





