



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**59 GREENBRIAR Place, Calgary T3B 6J1**

MLS® #: **A2136929** Area: **Greenwood/Greenbriar** Listing Date: **05/31/24** List Price: **\$689,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **780 sqft**  
 Lot Shape:

DOM

**120**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.0 (2 2)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane, See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Membrane**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Brick, Wood Frame**  
 Flooring: **Carpet, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s)**  
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`0" x 11`8"
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`4" x 11`9"
2pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`6" x 11`5"
Bedroom - Primary	Upper	11`0" x 11`0"
Bedroom	Upper	9`4" x 10`6"
4pc Bathroom	Upper	0`0" x 0`0"
Den	Lower	10`10" x 8`7"

Legal/Tax/Financial

Condo Fee:  
**\$265**

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

Zoning:  
**M-CG d60**

Legal Desc: **1912308**

Remarks

Pub Rmks: **Introducing the Holland floorplan, by Alliston at Home in Hudson West with an Anticipated Fall Possession! This property boasts a revised floorplan, including a lower level dry bar, gourmet kitchen with built in appliances, showcasing modern amenities and stylish finishes throughout this townhome also offers an attached double car garage and low condo fees. Don't miss the opportunity to make the Holland 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: **NA**  
Property Listed By: **KIC Realty**

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





