

80 GREENBRIAR Place #3406, Calgary T3B 5P3

MLS® #: **A2139066** Area: **Greenwood/Greenbriar** Listing Date: **06/07/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **+\$100k, 07-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM
21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, Playground, Private Entrance**
 Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
 Int Feat: **Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`1" x 12`8"	Living Room	Main	12`3" x 14`4"
Bedroom - Primary	Main	10`0" x 11`4"	Bedroom	Main	9`11" x 10`1"
Dining Room	Main	6`9" x 8`11"	4pc Bathroom	Main	
3pc Ensuite bath	Main		Balcony	Main	6`2" x 10`0"

Legal/Tax/Financial

Condo Fee: **\$475** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1911947**

Remarks

Pub Rmks: **Welcome to the new community of Greenbriar! Step into luxury living in this fully upgraded TOP FLOOR condo boasting 2 beds, 2 baths, and a generous 830 square feet of modern comfort. An open concept layout that seamlessly combines the spacious dining area with the large living room creates the perfect space for relaxation and entertainment. The stunning chef's kitchen is complete with upgraded stainless steel appliances, sleek quartz backsplash and countertops, and expansive floor-to-ceiling cabinetry offering ample storage. The kitchen island serves as a focal point, ideal for hosting dinner parties or gathering with friends. Luxury Vinyl Plank flooring throughout adds an elegant touch, while two double primary suites situated on opposite ends of the condo ensure privacy and comfort for all. The true primary suite boasts a large size, a walk through closet and a walk-in shower with fresh white subway tiles. Enjoy breathtaking WEST facing views of the Rocky Mountains from the comfort of your own home. Additional features include ensuite laundry, storage space, and TITLED parking for convenience. Located just steps away from the Calgary Farmers Market, shopping destinations, transit options, parks, pathways, outdoor skating rinks, and fitness facilities, this condo offers the epitome of urban living. Bowness Park is within easy reach, perfect for outdoor enthusiasts and Downtown Calgary a mere 18-minute drive away. Contact your Realtor for a private showing today!**

Inclusions:
Property Listed By: **Curtain Rods - all
Real Broker**

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







