



THE
A-TEAM

**RE/MAX
FIRST**

80 GREENBRIAR Place #3208, Calgary T3B 6J4

MLS® #: **A2160744** Area: **Greenwood/Greenbriar** Listing Date: **08/27/24** List Price: **\$454,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Tandem,Titled,Underground

Finished Floor Area

Abv Sqft: **837**
 Low Sqft:
 Ttl Sqft: **837**

DOM

22

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`7" x 5`0"	4pc Bathroom	Main	8`7" x 4`11"
Bedroom	Main	10`1" x 10`4"	Dining Room	Main	9`10" x 10`6"
Kitchen	Main	12`11" x 11`8"	Living Room	Main	14`5" x 12`6"
Bedroom - Primary	Main	11`4" x 10`0"			

Legal/Tax/Financial

Condo Fee: **\$504** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1911947**

Remarks

Pub Rmks: **Welcome to 80 Greenbriar Place NW! A stunning luxury condo that redefines comfort and sophistication. Nestled in the heart of the coveted Greenwood/Greenbriar community, this fully updated and newer home offers an unparalleled blend of elegance and convenience, making it the perfect sanctuary for discerning buyers. Entering this 837 sq ft haven, you're greeted by an expansive open-concept main floor that exudes warmth and style. The luxury vinyl plank flooring adds a touch of elegance, perfectly complementing the high 9-foot ceilings that enhance the sense of space and light. The living area flows seamlessly into the dining and kitchen spaces, creating an ideal environment for relaxation and entertaining. The kitchen is a chef's dream, featuring sleek quartz countertops that provide ample workspace and a modern aesthetic. Stainless steel appliances and custom cabinetry complete the picture, making meal preparation easy. The kitchen island doubles as a breakfast bar, perfect for casual dining or enjoying a cup of coffee. Adjacent to the kitchen, the living room is a cozy yet stylish retreat. Natural light pours in through the west-facing windows, offering beautiful sunsets. The patio is private and cozy and the balcony is equipped with a gas line, ideal for those who love to grill! The two bedrooms are thoughtfully designed to provide maximum comfort and privacy. The master suite is a tranquil escape, featuring newer carpet, a generous walk-in closet, and a beautiful ensuite bathroom. The ensuite boasts quartz countertops, modern fixtures, and a spacious shower that invites you to relax and rejuvenate. The second bedroom is equally inviting, with ample closet space and easy access to the second bathroom, which mirrors the high-end finishes found throughout the home. A major highlight of this property is the titled underground tandem parking stall. This convenient feature ensures your vehicles are safe and secure, with easy access to your residence. Directly in front of the parking stall, you'll find a separate storage locker, providing ample space for your seasonal items, or extra belongings. Additionally, the unit's proximity to the elevator makes bringing groceries and other items into your home incredibly convenient. Outside, the community offers a vibrant lifestyle that is second to none. The location is truly unbeatable, with easy access to the number 1 highway and Stoney Trail, making commuting a breeze. For those who love to shop, an array of amenities are just minutes away. Additionally, the prime location offers easy access to the mountains, making weekend getaways and outdoor adventures effortlessly accessible. Nature enthusiasts will delight in the beautiful walking paths near by! In summary, 80 Greenbriar Place NW is not just a home; it's a lifestyle! With its exquisite interior features, including luxury vinyl plank flooring, quartz countertops, and 9-foot ceilings and air conditioning this home truly has it all! Book your showing now!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









