



THE
A-TEAM

**RE/MAX
FIRST**

80 GREENBRIAR Place #3307, Calgary T3B 6J4

MLS® #: **A2162956** Area: **Greenwood/Greenbriar** Listing Date: **09/05/24** List Price: **\$350,000**
 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:

Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: **583**
 Low Sqft:
 Ttl Sqft: **583**

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`0" x 4`11"	Bedroom - Primary	Main	14`1" x 10`5"
Balcony	Main	24`6" x 6`1"	Foyer	Main	3`11" x 2`11"
Kitchen	Main	10`9" x 9`5"	Living Room	Main	13`10" x 12`4"
Laundry	Main	4`0" x 3`4"	Walk-In Closet	Main	6`6" x 4`5"

Legal/Tax/Financial

Condo Fee: **\$346** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1911947**

Remarks

Pub Rmks: **Located in The Apollo at Greenwich, with quick access to 16th Avenue and Stoney Trail, this exquisite 1 bedroom, 1 bathroom condo offers the perfect blend of luxury and convenience. Perched on the third floor, enjoy sweeping westward views from your expansive balcony, complete with a BBQ gas line for those evening barbecues. Inside, discover a haven of modern living with sleek luxury vinyl plank flooring that flows seamlessly throughout, except for the cozy carpeted bedroom. The kitchen boasts, upgraded appliances, ample cabinetry and storage, ensuring all your culinary needs are met with ease. Stay comfortable year-round with the split air conditioning unit in the main living area, and enjoy the convenience of in-suite laundry. This condo also includes a separate assigned storage unit and a titled underground parking stall with an additional storage cage, providing ample space for all your belongings. Just steps from the Calgary Farmers Market as well as other surrounding amenities, and a short stroll to the tranquil Bow River pathways, this residence is not just a home, but a lifestyle. Book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX West Real Estate**

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





