



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2168482** Area: **Greenwood/Greenbriar** Listing Date: **09/25/24** List Price: **\$675,000**  
 Status: **Pending** 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:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,757**  
 Low Sqft:  
 Ttl Sqft: **1,757**

DOM

**23**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **3 Storey**

Parking

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

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

Utilities and Features

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

Construction: **Mixed**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Lower	10`11" x 8`6"	2pc Bathroom	Lower	0`0" x 0`0"
Dining Room	Main	10`5" x 10`1"	2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	10`11" x 12`6"	Bedroom - Primary	Upper	10`11" x 11`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	10`6" x 9`4"
Bedroom	Upper	9`3" x 11`9"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:  
**\$255**

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

Zoning:  
**M-CG**

Legal Desc: **1912308**

Remarks

Pub Rmks: **This exquisite four-bedroom Holland Model townhome in the sought-after Hudson West community by Alliston offers the perfect blend of comfort and style. Boasting three spacious bedrooms and an additional bedroom that can easily serve as a den, this home provides ample space for a growing family or for those in need of a home office. With two full bathrooms and two half baths, convenience is at your fingertips. The heart of this home is its gourmet kitchen, complete with stainless steel built in stove, oven and microwave, and an expansive island that's perfect for both meal preparation and casual dining. The open concept floorplan creates a seamless flow between the kitchen, dining, and living areas, making it ideal for entertaining guests or spending quality time with family. The exterior of the home boasts a charming blend of brick and wood, lending it a timeless and inviting appeal. Located in close proximity to the Calgary Farmers' Market, Canada Olympic Park (COP), and less than an hour's drive from the stunning Banff National Park, this residence offers a convenient access to a plethora of amenities and recreational opportunities. Don't miss out on the chance to call this Hudson West townhome your own. Schedule a viewing at the showhome today to experience the beauty and comfort this property has to offer. Photos of from a previous showhome - this homes colour package is in the attached supplements.**

Inclusions: **NA**  
Property Listed By: **KIC Realty**

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



