



THE
A-TEAM

**RE/MAX
FIRST**

59 GREENBRIAR Place, Calgary T3B 6J1

MLS® #: **A2169900** Area: **Greenwood/Greenbriar** Listing Date: **10/01/24** List Price: **\$684,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 27-Nov** 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:

Finished Floor Area
 Abv Sqft: **1,738**
 Low Sqft:
 Ttl Sqft: **1,738**

DOM

121
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 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** Construction: **Brick, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Private Entrance Water Source:
 Ext Feat: **Private Entrance** 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	Room	Level	Dimensions
Family Room	Main	11`10" x 10`11"	Dining Room	Main	10`4" x 10`1"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	11`0" x 10`11"
3pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	13`11" x 9`2"
Bedroom	Upper	9`3" x 10`5"	4pc Bathroom	Upper	0`0" x 0`0"
Kitchen	Main	12`11" x 12`9"	Living Room	Main	12`6" x 10`11"
Laundry	Upper	3`8" x 3`5"	Mud Room	Lower	11`1" x 5`3"
Other	Lower	4`11" x 2`3"			

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. This beautiful home is over 1600 square feet including the large flex space off the DOUBLE garage! This property boasts a walk out level Flex Room with dry bar perfect for home office or home gym, 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





