



THE
A-TEAM

**RE/MAX
FIRST**

80 GREENBRIAR Place #1208, Calgary T3B 6J4

MLS® #: **A2183002** Area: **Greenwood/Greenbriar** Listing Date: **12/10/24** List Price: **\$449,000**
Status: **Active** County: **Calgary** Change: **-\$16k, 19-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **833**
Low Sqft:
Ttl Sqft: **833**

DOM

43

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 14`4"	Kitchen	Main	10`6" x 11`1"
Laundry	Main	3`2" x 3`6"	4pc Bathroom	Main	5`0" x 8`2"
Bedroom - Primary	Main	10`0" x 11`3"	Bedroom	Main	10`1" x 10`0"
Balcony	Main	10`1" x 9`3"	Dining Room	Main	11`0" x 8`11"
3pc Ensuite bath	Main	4`11" x 8`1"			

Legal/Tax/Financial

Condo Fee:
\$483

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1911947**

Remarks

Pub Rmks: **Welcome to this stunning luxury condo at The Apollo in Greenwich—a sophisticated owner-occupied community that's perfect as your next home or investment property. Ideally located, this stunning condo is just steps away from boutique shops, the Calgary Farmer's Market West, and the picturesque Bow River pathway system. With breathtaking views of Canada Olympic Park, you're minutes from world-class leisure and sporting activities. This sunlit 2-bedroom condo combines convenience with premium design. High-end features include in-floor heating throughout, soaring 9-foot ceilings for an airy ambiance, and a gourmet kitchen equipped with a central island and stainless steel appliances—ideal for culinary enthusiasts. Step outside to the east-facing patio on the 2nd floor, complete with a natural gas line for your BBQ, and enjoy morning sunshine with your coffee. The residence is equipped with air conditioning and boasts two spacious primary bedrooms, each with its own ensuite, offering both privacy and elegance. Additional conveniences include titled underground parking and titled storage. Condo fees cover essentials such as heat, water, sewer, trash removal, and snow clearing for hassle-free living. Pet owners will love the proximity to off-leash dog parks, making this a welcoming space for your furry friends. This pet-friendly complex places you near the Bow River and Canada Olympic Park, while offering easy access to both urban and outdoor adventures—just 20 minutes to downtown Calgary and 45 minutes to the majestic Rocky Mountains. Don't miss this rare opportunity for luxurious, convenient living in NW Calgary. Schedule your private viewing today!**

Inclusions: **N/A**
Property Listed By: **TrustPro Realty**

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









