

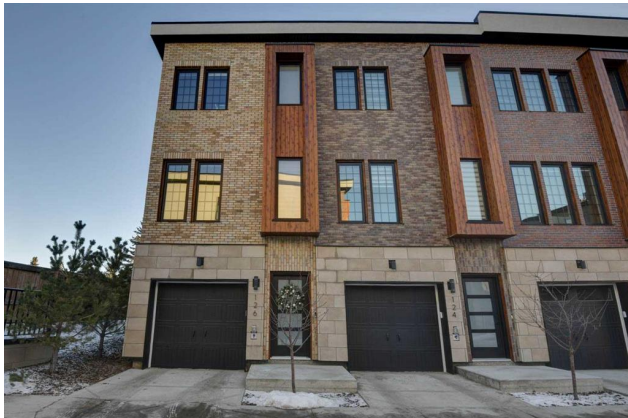


THE A-TEAM

RE/MAX FIRST

81 GREENBRIAR Place #126, Calgary T3B 6J1

MLS@#: A2184701 Area: Greenwood/Greenbriar Listing Date: 12/30/24 List Price: \$569,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2023
Lot Information
Lot Sz Ar: 5,209 sqft
Lot Shape:

DOM

23
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Cul-De-Sac
Park Feat: Double Garage Attached, Driveway, Tandem

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony, Private Entrance
Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Int Feat: High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Recreation Facilities
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, Bedroom, Bathroom, and Ensuite bath with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$276

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1912308**

Remarks

Pub Rmks: **This stunning 1 year-old New York-style brownstone, situated in the vibrant NW community of Greenwich, combines sophisticated design with unparalleled convenience. With 1,275 sq. ft. of thoughtfully planned living space across three levels, this 2 primary bedrooms, 2.5-bathroom home offers both style and functionality. The entry-level features a welcoming foyer with direct access to a tandem double attached garage, providing ample space for two vehicles and additional storage. Elegant contemporary finishes throughout the home include soaring 9-ft ceilings, rich hardwood flooring, recessed lighting, and a timeless neutral color palette that complements any interior style. The main floor serves as the centerpiece of the home, designed for comfort and entertaining. Sunlight streams through large west-facing windows, illuminating the sleek kitchen equipped with quartz countertops, stainless steel appliances, a large center island, a pantry, and abundant cabinetry. Adjacent to the kitchen, the dining area easily accommodates a full-sized table and leads to a deck, perfect for outdoor dining or simply enjoying the fresh air. The upper level is dedicated to rest and relaxation, featuring two spacious bedrooms and two full bathrooms. The primary suite provides a serene retreat with its 3-piece ensuite. The second bedroom is equally spacious and versatile. Conveniently located laundry facilities on this level enhance daily living with added ease. Greenwich is a growing community that offers an exceptional lifestyle with its array of amenities, including the Calgary Farmers' Market, WinSport, Starbucks, and 24/7 convenience stores. Outdoor enthusiasts will appreciate the nearby parks, walking trails, and recreational hubs like Bowness Park, Shouldice Park, and Valley Ridge Golf Club. The Trans-Canada Highway is easily accessible, making weekend escapes to the mountains effortless, while destinations such as the University of Calgary, Foothills Hospital, Children's Hospital, and Market Mall are just 10 minutes away. Experience modern living at its finest in this exceptional brownstone. Schedule your viewing today and discover all that Greenwich has to offer!**

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

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









