



THE A-TEAM

RE/MAX FIRST

80 GREENBRIAR Place #3404, Calgary T3B 6J4

MLS#: A2196787 Area: Greenwood/Greenbriar Listing Date: 02/27/25 List Price: \$309,000
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, Underground

Finished Floor Area

Abv Sqft: 504
Low Sqft:
Ttl Sqft: 504

DOM

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

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Membrane
Heating: In Floor
Sewer:
Ext Feat: Balcony, Lighting, Other

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

Kitchen Appl: Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, Washer/Dryer
Int Feat: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom - Primary, Foyer, Living Room, Balcony, Dining Room, Kitchen, Laundry.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$310

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **1911947**

Remarks

Pub Rmks: **This stunning, near new top-floor 1 bedroom 1 bathroom condo offers a spacious open concept floorplan, complimented by the covered balcony with stunning views of Olympic Park. Enjoy scenic walking paths, convenient access to the Calgary Farmers' Market, shopping, and nearby public transportation. Designed with 9-ft ceilings and in-floor heating, the unit features quartz countertops, including a built-in office area, upgraded full-height cabinetry, elegant fixtures, and stainless-steel appliances. The full-size washer and dryer, luxury vinyl plank flooring, and Hunter Douglas blinds add to the modern appeal. Additional amenities include 1 titled heated parking, a private storage locker, and bike storage. Perfect for full-time living or as a great investment property, this single-level home offers a secure, maintenance-free, lock-and-leave lifestyle.**

Inclusions:

N/A

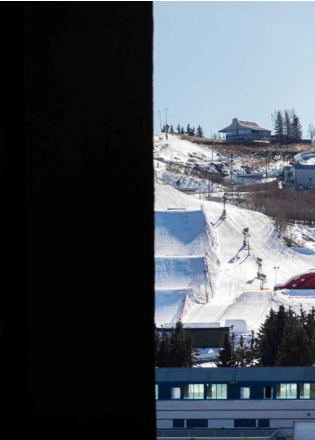
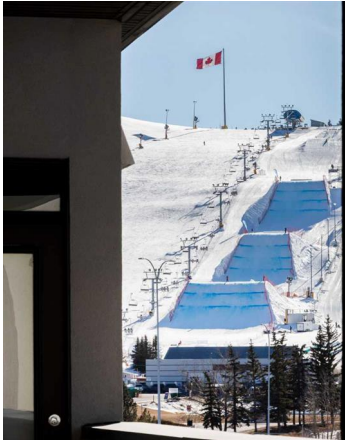
Property Listed By:

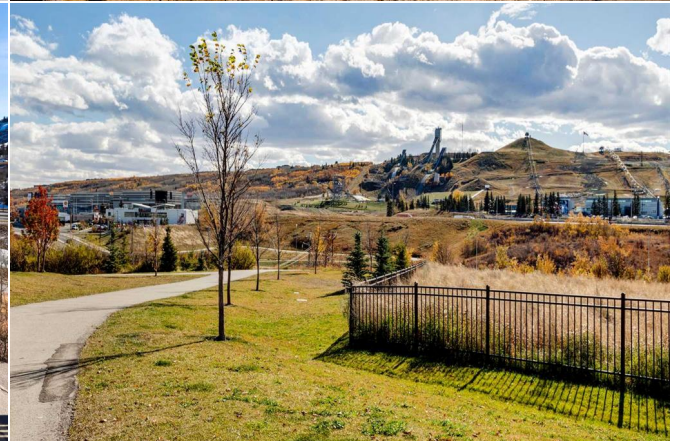
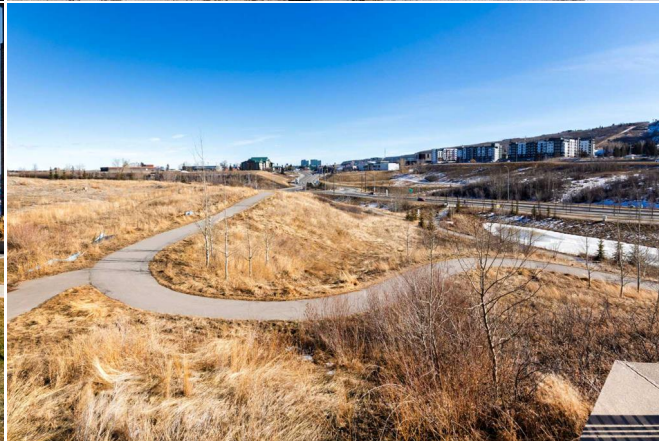
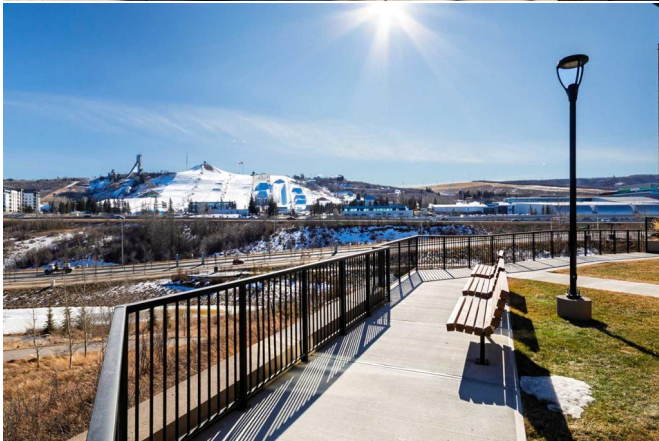
ROYAL LEPAGE SOLUTIONS

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









3404-80 Greenbriar Pl NW, Calgary, AB

Main Floor 3936sq Area 503.16 sq ft



PREPARED 2025/02/28



While regions are excluded from total floor area in GEMSE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.