

224, 81 Greenbriar Place NW
Calgary, Alberta

MLS # A2229960



\$569,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,477 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Negotiable

QUICK POSSESSION AVAILABLE - Modern and sunlit townhome located in one of NW Calgary's most VIBRANT COMMUNITIES. Just steps from the CALGARY FARMERS' MARKET WEST and BOW RIVER PATHWAYS you'll love your new community. You'll also enjoy the EASY ACCESS TO STONEY TRAIL, DOWNTOWN, AND THE ROCKIES. Designed for effortless living, the OPEN-CONCEPT MAIN FLOOR features SOUTH-FACING WINDOWS, a COZY GAS FIREPLACE, and a PRIVATE PATIO WITH GAS LINE—perfect for summer BBQs. The GOURMET KITCHEN is equipped with UPGRADED STAINLESS STEEL APPLIANCES, a KITCHEN PANTRY, and a LARGE ISLAND WITH BREAKFAST BAR. Upstairs, enjoy DOUBLE ENSUITE BATHROOMS, A FLEX SPACE ideal for a HOME OFFICE and a STACKABLE LAUNDRY right outside your primary bedroom. This delightful home also features CENTRAL A/C and plenty of STORAGE. LOVE the FULLY-FINISHED, DOUBLE TANDEM GARAGE with EPOXY FLOORS and storage throughout. FRONT DRIVEWAY PARKING and VISITOR PARKING also available. MOVE-IN READY, this home combines STYLE, LOCATION, and LOW-MAINTENANCE LIVING.