# \$439,900 - 3208, 80 Greenbriar Place Nw, Calgary

MLS® #A2204116

### \$439,900

2 Bedroom, 2.00 Bathroom, 837 sqft Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to 80 Greenbriar Place NW! A stunning luxury condo that redefines comfort and sophistication. Nestled in the heart of the coveted Greenwood/Greenbriar community, this fully updated and newer home offers an unparalleled blend of elegance and convenience, making it the perfect sanctuary for discerning buyers. Entering this 837 sq ft haven, you're greeted by an expansive open-concept main floor that exudes warmth and style. The luxury vinyl plank flooring adds a touch of elegance, perfectly complementing the high 9-foot ceilings that enhance the sense of space and light. The living area flows seamlessly with the kitchen space, creating an ideal environment for relaxation and entertaining. The kitchen is a chef's dream, featuring sleek quartz countertops that provide ample workspace and a modern aesthetic. Stainless steel appliances and custom cabinetry complete the picture, making meal preparation easy. The kitchen island doubles as a breakfast bar, perfect for casual dining or enjoying a cup of coffee. Adjacent to the kitchen, the living room is a cozy yet stylish retreat. Natural light pours in through the west-facing windows, offering beautiful sunsets. The patio is private and cozy and the balcony is equipped with a gas line, ideal for those who love to grill! The two bedrooms are thoughtfully designed to provide maximum comfort and privacy. The master suite is a tranquil escape, featuring newer carpet, a generous walk-in closet, and a beautiful







ensuite bathroom. The ensuite boasts quartz countertops, modern fixtures, and a spacious shower that invites you to relax and rejuvenate. The second bedroom is equally inviting, with ample closet space and easy access to the second bathroom, which mirrors the high-end finishes found throughout the home. A major highlight of this property is the titled underground tandem parking stall(20k BUILDER UPGRADE). This convenient feature ensures your vehicles are safe and secure, with easy access to your residence. Directly in front of the parking stall, you'll find a separate storage locker, providing ample space for your seasonal items, or extra belongings. Additionally, the unit's proximity to the elevator makes bringing groceries and other items into your home incredibly convenient. Outside, the community offers a vibrant lifestyle that is second to none. The location is truly unbeatable, with easy access to the number 1 highway and Stoney Trail, making commuting a breeze. For those who love to shop, an array of amenities are just minutes away. Additionally, the prime location offers easy access to the mountains, making weekend getaways and outdoor adventures effortlessly accessible. Nature enthusiasts will delight in the beautiful walking paths near by! In summary, 80 Greenbriar Place NW is not just a home; it's a lifestyle! With its exquisite interior features, including luxury vinyl plank flooring, quartz countertops, and 9-foot ceilings and air conditioning this home truly has it all! Book your showing now!

Built in 2022

#### **Essential Information**

MLS® # A2204116 Price \$439,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 837

Acres 0.00

Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 3208, 80 Greenbriar Place Nw

Subdivision Greenwood/Greenbriar

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6J4

## **Amenities**

Amenities Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage

Parking Spaces 2

Parking Titled, Underground, Tandem

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,

Microwave Hood Fan, Refrigerator, Window Coverings, Electric Oven,

Washer/Dryer Stacked

Heating In Floor
Cooling Central Air

# of Stories 4

#### **Exterior**

Exterior Features Courtyard

Construction Brick, Stucco, Wood Frame

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 18

Zoning M-C2 HOA Fees 160 HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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