

**3103, 80 Greenbriar Place NW**  
**Calgary, Alberta**

**MLS # A2235372**



**\$424,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Greenbriar, Calgary's vibrant new community! This fully upgraded main-floor south-facing condo offers 893 sq. ft. of stylish, open-concept living with 2 spacious bedrooms, 2 full bathrooms, and a private terrace with a separate entrance—perfect for seamless indoor-outdoor living. Step into a chef's dream kitchen, complete with upgraded stainless steel appliances, sleek quartz countertops and backsplash, and full-height cabinetry for maximum storage. The oversized island is an entertainer's dream, perfect for hosting or casual dining. The open layout flows effortlessly into the spacious living and dining areas, making it an inviting space to relax and unwind. Designed for ultimate privacy, the double primary suite layout places each bedroom on opposite ends of the condo. The true primary suite boasts a walk-through closet and a luxurious ensuite with a walk-in shower and timeless subway tiles. Luxury Vinyl Plank flooring runs throughout, adding a modern touch to the space. Step outside to your sun-soaked south-facing terrace, equipped with a gas line for BBQs and a separate entrance, allowing you to step right out and enjoy the outdoors. Additional conveniences include in-suite laundry and titled parking. Unbeatable location—just steps from the Calgary Farmers' Market, shopping, transit, parks, pathways, fitness facilities, and outdoor skating rinks. Plus, Bowness Park is minutes away, Downtown Calgary is only an 18-minute drive, and Banff is just over an hour for the perfect weekend escape! Don't miss out—this is a showstopper!