

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

**MLS # A2291693**



**\$429,999**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<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>	\$ 490
<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>	See Remarks		

**Inclusions:** N/A

Welcome to Greenbriar, a vibrant and growing community in northwest Calgary. This south-facing main-floor condo offers 818 sq. ft. of well-designed living space with 2 bedrooms and 2 full bathrooms, plus a private terrace with a separate exterior entrance. The kitchen features quartz countertops, full-height cabinetry, upgraded stainless steel appliances, and a large island, ideal for everyday living and entertaining. The open-concept layout connects the kitchen, dining, and living areas, creating a bright and functional space. The bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy. The primary bedroom includes a walk-through closet and a private ensuite with a walk-in shower and subway tile finish. Luxury vinyl plank flooring runs throughout the home for a modern, low-maintenance finish. Enjoy the sunny south-facing terrace, complete with a gas line for a BBQ and convenient direct access from outside. Additional features include in-suite laundry and titled parking. Ideally located just steps from the Calgary Farmers' Market, shopping, restaurants, transit, parks, pathways, fitness facilities, and outdoor skating rinks. Bowness Park is minutes away, downtown Calgary is approximately an 18-minute drive, and Banff is just over an hour away, making weekend mountain trips easy. A great opportunity to own a move-in-ready condo in a prime location with excellent amenities nearby.