

**2410, 80 Greenbriar Place NW  
Calgary, Alberta**

**MLS # A2292255**



**\$314,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** n/a

\*\*\* For more information, please click the "More Information" button. \*\*\* Welcome to Your New Home in Greenwich, Calgary! Nestled in the sought-after Greenwich community, this charming 1-bedroom condo offers the perfect blend of modern convenience and urban living. Located just steps away from the Calgary Farmers' Market West, you'll enjoy easy access to fresh local produce, artisanal goods, and delicious eats &ndash; all year round! Inside, this condo boasts an open-concept layout with plenty of natural light, creating a welcoming and airy atmosphere. The spacious living area is perfect for both relaxation and entertaining, while the well-appointed kitchen features sleek, contemporary finishes and ample storage space. Key Features: 1 generous bedroom with walkthrough closet; Bright and inviting living area with large windows; Large balcony with natural gas hook-up; LVP flooring with in-floor heating; Upgraded kitchen with quartz countertops, upgraded stainless steel appliances, and functional island; laundry with full-size stacked washer and dryer for ultimate convenience. Condo fees include: Common area maintenance, Heat, Water, Natural gas (BBQ), Waste removal, Parking, Property Management, Reserve Fund contributions. Titled parking stall. Walkable to Calgary Farmers' Market West for easy shopping and dining. Easy access to WinSport, COP and GoodLifeFitness. Whether you're a first-time buyer or looking to downsize, this condo offers a perfect balance of comfort and location. Enjoy the best of both worlds &ndash; a peaceful retreat with quick access to vibrant shopping, dining, and recreation. Don't miss your chance to call this condo home.