

**1301, 110 Greenbriar Place NW
Calgary, Alberta**

MLS # A2294343



\$461,895

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Greenwood/Greenbriar | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 844 sq.ft. | Age: | 2028 (-2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 492 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Stucco, Wood Frame | Zoning: | MC-2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

16 West is an impeccably designed boutique condominium by Cove Properties, one of Calgary's most respected multifamily builders, known for an unwavering commitment to quality craftsmanship and thoughtful design. Ideally situated in the sought after community of Greenwich NW, 16 West introduces a new standard of spacious, single level living, with homes ranging from 563 sq. ft. to 1,469 sq. ft., offering the perfect fit for those looking to downsize, upsize, or rightsize their lifestyle without compromising on space, comfort, or style. Beyond the residences, 16 West sets itself apart through exceptional construction, including an advanced sound attenuation program, along with in floor heating, rain screen technology, and secure SafeWalk parkades designed to enhance everyday comfort, durability, and peace of mind. Positioned on one of the most desirable sites in Greenwich, the building backs onto a municipal reserve, sits adjacent to a park, and offers unobstructed views of Canada Olympic Park (WinSport), the Rocky Mountains, and surrounding green spaces. Residents will enjoy direct access to walking paths, while being just a five minute walk to the Calgary Farmers' Market West and the growing Greenwich retail district. Downtown Calgary, the University of Calgary, Market Mall, and Foothills Hospital are all just minutes away, offering exceptional connectivity. Your new GRAMERCY floor plan is thoughtfully designed and features 844 sq.ft. RMS and 911 sq.ft. architectural measurement. Inside, you will find 2 generously sized beds and 2 full baths. The chef inspired kitchen is complemented by custom cabinetry, quartz countertops, designer tile, premium fixtures, and stainless steel appliances, while spa inspired bathrooms and in-suite laundry complete the home. A standout feature is the wonderful patio facing park

space, perfect for seamless indoor-outdoor living. 16 West offers a full selection of 1 bed, 1 bed + den, 2 bed, and 2 bed + den homes, all featuring spacious private outdoor areas with gas lines for BBQs, one titled parking stall, and a choice of 4 curated interior finishing packages including a wide range of upgrade options such as fireplaces and A/C. Construction is anticipated to begin in Q3 2026, with completion and possession projected for Q4 2027 to Q2 2028. Final legal plans and property taxes are yet to be confirmed. RMS measurements are based on architectural plans. Photos shown are from previous Cove Properties show suites and do not represent the exact unit. This is a rare opportunity to own a spacious bungalow style condominium in one of Calgary's most exciting and well connected new communities. Contact your agent today to learn more about our pre-construction pricing, all available floor plans, early purchaser incentives, and to explore customization options at the sales centre.