

2105, 80 Greenbriar Place NW
Calgary, Alberta

MLS # A2307616



\$320,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Plug-In, Private Electric Vehicle Charging Station(s)		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this stunning and modern condo in the highly sought-after community of Greenbriar, offering the perfect blend of style, comfort, and location. This beautifully designed modern unit features an open-concept layout with a dream kitchen complete with quartz countertops, stainless steel appliances, crisp white cabinetry, and a massive island perfect for entertaining. The spacious primary bedroom is paired with a large walkthrough closet and elegant 4-piece ensuite with quartz counters and cheater door to main area. The property is in-floor heated throughout to provide comfort in the winter and upgraded with central A/C to keep you cool on those hot summer days. Convenient in suite laundry features a full-size front-loading washer and dryer. Step outside to your impressive wall-to-wall balcony showcasing breathtaking views of the greenspace and COP, creating the perfect spot to relax after a long day and soak in the sunsets. This home also includes heated underground parking with a storage locker conveniently located above the stall, plus one of the only parking stalls in the building equipped with EV charging. Ideally located steps from the Calgary Farmers' Market, shopping, restaurants, and amenities, with quick access West to the mountains and easy commuting throughout the city, this is urban living with nature right at your doorstep! Perfect for first-time buyers, professionals, or investors in a prime location!