

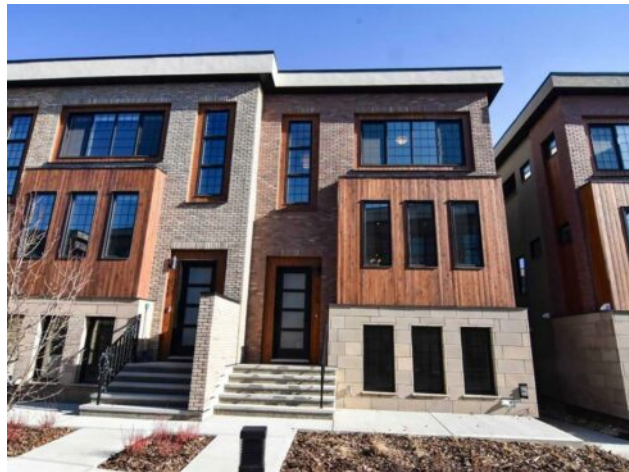


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**215, 81 Greenbriar Place NW
Calgary, Alberta**

MLS # A2214211



\$759,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,475 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Oversized, Rear Drive		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 380
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Welcome to this beautiful Townhouse by Alliston At Home—an impeccably upgraded end-unit townhouse nestled in the vibrant community of Hudson West in the Manhattan inspired community of Greenwich. Designed for modern living, this stylish and spacious home features three fully developed levels, offering the perfect balance of comfort, function, and elegance. The upper level is home to two generously sized primary bedrooms, each complete with its own private ensuite—ideal for shared living, accommodating guests, or enjoying your own luxurious retreat. The third bedroom is located on the bright, walkout lower level, making it a versatile space for a home office, guest suite, or flex room. The heart of the home is the open-concept main floor, where a gourmet kitchen takes center stage. It boasts built-in appliances, a gas cooktop, a striking waterfall island, and upgraded lighting throughout. The space is elevated by sleek finishes, hardwood flooring, and modern glass railings, creating a clean and contemporary atmosphere. Entertaining is effortless with a covered upper deck and a cozy patio on the walkout level, while the oversized double garage offers ample storage. This home is packed with premium upgrades, including custom closet built-ins, a bar area with a wine fridge, water softener, and beautifully tiled bathroom backsplashes, hardwood on all 3 levels. Low condo fees further enhance the appeal, making this a smart and stylish choice for low-maintenance living. Hudson West is ideally located in Calgary’s northwest with quick access to the Trans Canada Highway, Stoney Trail ring road, and downtown. You’ll be just minutes from the Bow River, Trinity Hills Shopping Centre, and within walking distance of the new Calgary Farmers’ Market. Whether you're commuting to the city or escaping to the mountains, this location

offers the best of both worlds. Don't miss your chance to call this home—book your private showing today.