



**GRASSROOTS**  
REALTY GROUP

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**1308, 80 Greenbriar Place NW  
Calgary, Alberta**

**MLS # A2235174**



**\$449,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Private Electric Vehicle Charging Station(s), Tandem, Underground		
<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>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the executive lifestyle afforded by the Apollo of Greenwich in this 2-bedroom, 2-bathroom suite with all the upgrades one could want including double tandem parking with an EV charger, perfect for an electric vehicle, TWO separate storage lockers, air conditioning, and much more. Elegance defines this barely lived in, like-new home which has been loaded with upgrades both at the time it was built and then further upgraded by the meticulous homeowner including new carpet in the past year, an upgraded washer and dryer, new light fixtures, a fresh coat of designer paint, a brand new fridge among the stainless steel appliances, new rain shower heads in both bathrooms, and more. Through the entryway, you're greeted by 9-foot ceilings, attractive wide plank flooring, recessed lighting, and a fresh coat of stylish paint. The spacious kitchen is perfect for entertaining with a center island with bar seating, quartz countertops, flat panel cabinetry, and elegant stainless-steel appliances. The kitchen seamlessly opens to the large living room and dining spaces, both of which are flooded with bright, natural light through your large, sunny windows. The living room leads out to your oversized patio that comes complete with a natural gas line and creates the perfect place to enjoy your morning coffee in the sunshine. This stunning home is completed by two spacious bedrooms, each with their own private ensuite bathrooms, which are flanked on opposite ends of the home allowing excellent privacy. Parking and storage, which are often an issue with condo living, are nothing to worry about with this spectacular home boasting tandem secure underground parking with an EV plug, separate bicycle storage, and two separate storage lockers; one cage in your tandem parking stalls, and another climate controlled, secure locker which is located on the

3rd floor, just down the hallway from your unit - skip the dust and inconvenience of a dingy basement storage room. Located in picturesque Greenwich, organic groceries, boutique shops, and high-end restaurants are just steps from your front door at the Calgary Farmer's Market West. Those who appreciate an active lifestyle will love the accessibility to the scenic Bow River with pathway system for commuting downtown on your bike or just enjoying the outdoors with parks like Bowness Park, ponds, and more close by. This wonderful home showcases high-end finishings, cozy in-floor heating, air conditioning for the warm summer days, high 9-foot ceilings, and a wonderful open concept layout. Pet owners will appreciate the proximity to the Greenwich off-leash dog park. This pet-friendly complex offers comfort and style and is situated in a private, prime location near the Bow River, Canada Olympic Park, shopping, and is a short drive from the mountains and downtown Calgary. This wonderful home offers executive living with the perfect mix of urban and natural lifestyle.