



GRASSROOTS
REALTY GROUP

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**2309, 80 Greenbriar Place NW
Calgary, Alberta**

MLS # A2245437



\$342,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions:	n/a
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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 – 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 tall cabinets, quartz countertops, upgraded stainless steel appliances, pantry and large 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 – a peaceful retreat with quick access to vibrant shopping, dining, and recreation. Don't miss your chance to call this condo home. Some photos are virtually staged.