



GRASSROOTS
REALTY GROUP

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**2401, 80 Greenbriar Place NW
Calgary, Alberta**

MLS # A2247439



\$449,500

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Closet Organizers, High Ceilings, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 513
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Refrigerator, Electric Range, Range Hood, Microwave, Dishwasher, Washer, Dryer, Window Coverings

Welcome to one of the most coveted floorplans in The Apollo – TOP-FLOOR, CORNER unit with show-stopping views! Enjoy sweeping east-facing views toward downtown Calgary and breathtaking panoramas stretching far to the north. Inside, the finishes are exceptional and the entire space still feels brand new, thanks to fresh paint throughout. The kitchen is a true standout - rarely found in a condo - featuring abundant counter space, full-height cabinetry, exposed stainless steel range hood, tiled backsplash that extends to the ceiling, an upgraded appliance package with a new KitchenAid range, central island with sink and bar seating, quartz countertops, and generous storage. The bright, open living room invites relaxation, with oversized windows that perfectly frame the tranquil views. The primary bedroom offers a walk-through closet with custom organizers and a stylish ensuite boasting an oversized shower. The second bedroom is ideally located on the opposite side of the unit for privacy, with its own 4-piece bath conveniently connected. Step outside to your private semi-enclosed patio, perfect for morning coffee or evening BBQs, complete with a gas line. Additional upgrades include air conditioning, luxury vinyl plank flooring, brand-new full-sized LG washer/dryer, cozy in-floor heating, secure TANDEM underground parking with an EV CHARGER, conveniently located right next to elevator, and storage located right at your parking stall. This premium corner unit is extremely quiet, with no one above you and only one shared wall. The Apollo's prime location puts you steps from the Calgary West Farmer's Market, scenic walking paths, and Stoney Trail - with downtown just a 20-minute drive away. Professionally managed condo with great board of directors. This one truly checks all the boxes - come see for yourself why it's a

rare find!