



GRASSROOTS
REALTY GROUP

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**2208, 80 Greenbriar Place NW
Calgary, Alberta**

MLS # A2272759



\$565,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,149 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 690
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to 80 Greenbriar Place NW, a 1,148 sq. ft. corner unit offering exceptional natural light and a thoughtfully designed open layout in one of Northwest Calgary's most desirable locations. Positioned steps from Calgary's Farmers Market, WinSport, and a variety of nearby shopping centres and everyday amenities, this home combines convenience with lifestyle. The interior features a fully upgraded kitchen with modern cabinetry and upgraded stainless steel appliances, along with enhanced lighting selections including brighter fixtures in the bathrooms, and the comfort of an installed air conditioning unit. The corner positioning not only enhances the natural light, but the view remains unobstructed as the space in front of the unit is designated for future parking development rather than additional buildings. The home also includes a tandem underground parking stall providing secure parking for two vehicles. With all builder upgrades already added and a wide, open interior that offers flexibility for living and entertaining, this residence is a polished and move-in-ready opportunity in a highly connected and growing community.