



GRASSROOTS
REALTY GROUP

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89 Greenbriar Place NW
Calgary, Alberta

MLS # A2278108



\$619,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,719 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Other, Rectangular Lot, See Remarks, Standard Shaped Lot, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 412
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: Built-in Speakers with Sonos Control System

Timeless design and modern comfort come together in this beautifully finished 1,719 sq.ft. three-storey townhouse, showcasing a striking New York-inspired exterior and a thoughtfully designed interior. The lower level boasts the highly sought after double-wide attached garage option and a bright, versatile space ideal for a family room, home office, or flex area. Large windows fill the space with natural light, and engineered hardwood flooring extends throughout all three levels, creating a cohesive and refined feel. The main living area showcases a stunning kitchen that combines modern design with warmth and functionality. Wood cabinetry, quartz countertops, a farmhouse sink, white tile backsplash, and a practical mix of tile and engineered hardwood create a space ideal for both daily living and entertaining. The kitchen flows into a spacious dining area and a sun-filled living room that opens onto a large balcony, extending the living space to the outdoors. The upper level offers convenient laundry, three generously sized bedrooms, including a primary bedroom with a walk-in closet and a beautifully finished four-piece ensuite with porcelain tile flooring. With approx. \$60,000 in upgrades, beyond an already high-end build, this home showcases smooth ceilings, quality craftsmanship, built-in ceiling speakers on the main level with included Sonos control system, excellent soundproofing between units, and a separate lower-level entrance. Additional features include central A/C, a 60-gallon hot water tank, a home that has never been smoked in or housed pets, and an outdoor gas line perfect for grilling. The location truly elevates this home, being close to WinSport, Calgary Farmer's Market, and Bowness Park, residents enjoy nearby trails, quick access to Kananaskis, easy downtown commuting, and a variety of shopping, restaurant, and grocery options. This

neighbourhood offers the perfect balance of outdoor adventure with everyday convenience, and this home combines modern sophistication, thoughtful upgrades, and an unbeatable location to deliver a living experience that is both comfortable and inspiring.