



**86 Greenbriar Way NW  
Calgary, Alberta**

**MLS # A2289721**



**\$449,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Greenwood/Greenbriar                        |               |                  |
| <b>Type:</b>     | Residential/Other                           |               |                  |
| <b>Style:</b>    | Townhouse-Stacked                           |               |                  |
| <b>Size:</b>     | 1,093 sq.ft.                                | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached, See Remarks, Tandem |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | See Remarks                                 |               |                  |

|                    |   |                   |         |
|--------------------|---|-------------------|---------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Laminate, Tile  | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | See Remarks   | <b>Condo Fee:</b> | \$ 269  |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | See Remarks, Wood Frame   | <b>Zoning:</b>    | Remarks |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s) |                   |         |

**Inclusions:** \$5K CREDIT TO THE BRICK

Welcome to The Bronx at Greenwich Crossing by Akash Homes &mdash; a stylish second-level condo suite inspired by Manhattan living in the heart of Northwest Calgary. Offering approximately 1,093 sq. ft., this thoughtfully designed 2 bedroom, 2 bathroom home blends modern urban style with everyday comfort. The open-concept layout features a contemporary kitchen that flows seamlessly into the dining and living areas, creating an inviting space for entertaining or relaxing. The primary bedroom includes a walk-in closet and private ensuite, while the second bedroom and full bathroom provide flexibility for guests, roommates, or a home office. Enjoy the convenience of in-suite laundry, a dedicated pantry area, and a private balcony ideal for morning coffee or evening downtime. Located in the vibrant community of Greenwich Crossing, residents enjoy boutique shopping, caf&eacute;s, green spaces, and quick access to major routes, all while being moments from Calgary&rsquo;s stunning river valley and mountain views. Whether you&rsquo;re a first-time buyer, downsizer, or investor, The Bronx delivers low-maintenance living with elevated design and urban appeal.