



**88 Greenbriar Way NW  
Calgary, Alberta**

**MLS # A2289725**



**\$479,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Single Garage Attached		
<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>	\$ 285
<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 Manhattan at Greenwich Crossing by Akash Homes &mdash; a spacious third-level condo suite offering elevated urban living in the heart of Northwest Calgary. With approximately 1,371 sq. ft., this thoughtfully designed 2 bedroom PLUS den, 2 bathroom home provides exceptional flexibility for families, professionals, or investors seeking modern city-style living. The open-concept layout features a contemporary kitchen that flows seamlessly into the dining and living areas, creating a bright and functional space ideal for entertaining or everyday life. The primary bedroom includes a walk-in closet and private ensuite, while two additional bedrooms and a versatile den offer options for guests, a home office, or added living space. Enjoy the convenience of in-suite laundry, a dedicated mechanical room, and a private balcony perfect for unwinding at the end of the day. Located in the vibrant community of Greenwich Crossing, residents are steps from boutique shopping, caf&eacute;s, green spaces, and enjoy quick access to major commuter routes &mdash; all just minutes from Calgary&rsquo;s river valley and mountain views. Whether you&rsquo;re a move-up buyer, downsizer, or investor, The Manhattan delivers low-maintenance living with refined design and exceptional urban appeal.