



**1402, 80 Greenbriar Place NW  
Calgary, Alberta**

**MLS # A2292126**



**\$445,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Greenwich, one of Calgary's most exciting and up-and-coming communities. This fully upgraded TOP FLOOR condo offers 2 bedrooms, 2 bathrooms, and over 800 SQFT of thoughtfully designed modern living. An open concept layout that seamlessly combines the spacious dining area with the large living room creates the perfect space for relaxation and entertainment. Offering 9 foot ceilings, in-floor heat that will keep you warm all winter and air-conditioning to keep you cool in the summer. The stunning kitchen is complete with upgraded stainless steel appliances, ample white cabinetry, quartz countertops, and large quartz island. The kitchen island serves as a focal point, ideal for hosting dinner parties or gathering with friends. Luxury Vinyl Plank flooring adds an elegant touch, while two primary suites situated on opposite ends of the condo ensure privacy and comfort for all. The true primary suite boasts a large size, a walk through closet and a walk-in shower. The second bedroom is a generous size with access to the 4 pc bathroom. This condo has breathtaking WEST facing views of the Rocky Mountains and an incredible amount of natural sunlight from the large windows. Enjoy the spacious patio complete with a gas line for your BBQ and plenty of room for outdoor furniture—perfect for relaxing and taking in beautiful summer sunsets. Additional features include in-suite laundry, a storage unit, and underground TITLED parking complete with additional storage cage for convenience. Located just steps away from the Calgary Farmers Market, shopping destinations, coffee shops, parks, pathways, outdoor skating rinks, and fitness facilities, this condo offers the epitome of urban living. Bowness Park is within easy reach, perfect for outdoor enthusiasts and Downtown Calgary a mere 18-minute drive away.