



**2410, 80 Greenbriar Place NW  
Calgary, Alberta**

**MLS # A2298866**



**\$299,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 321
<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>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

Don't miss the opportunity to own this TOP-FLOOR unit featuring a functional layout and a huge west-facing balcony, perfect for enjoying the evening sun and BBQ comfortably in any weather conditions. Welcome to modern living in Greenwich, one of Calgary's growing and well-connected communities. This top-floor, west-facing 1-bedroom condo offers a perfect balance of comfort, style, and everyday convenience—ideal for first-time buyers, downsizers, or investors. Step inside to a bright open-concept layout filled with natural light from large windows, creating a warm and inviting atmosphere. The spacious living area flows seamlessly into the kitchen, making it perfect for both relaxing and entertaining. The kitchen is thoughtfully designed with quartz countertops, upgraded stainless steel appliances, a functional island, and ample storage. The generous primary bedroom features a walk-in closet and easy access to the well-appointed bathroom. You'll also appreciate the full-size stacked washer and dryer, offering everyday convenience. Step outside to your private balcony with a natural gas hookup, ideal for summer BBQs. Additional features include luxury vinyl plank flooring with in-floor heating and a titled parking stall. Condo fees cover heat, water, natural gas (BBQ), common area maintenance, waste removal, professional management, parking, and reserve fund contributions, providing predictable monthly expenses and peace of mind. Located just steps from the Calgary Farmers' Market West, you'll have year-round access to fresh produce, local vendors, and great dining options. With quick access to WinSport, COP, GoodLife Fitness, major roadways, and shopping, this location offers both convenience and an active lifestyle. If you're looking for a low-maintenance

home in a vibrant, walkable community, this Greenwich condo is a fantastic opportunity. Don't miss the opportunity to own this top-floor unit featuring a functional layout and a huge west-facing balcony, perfect for enjoying the evening sun and barbecuing comfortably in any weather conditions. Book your private showing today.