



**210, 81 Greenbriar Place NW
Calgary, Alberta**

MLS # A2299988



\$569,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,516 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 360
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Mini fridge in dining room, 2x TV mounts

****OPEN HOUSE on Sunday, April 12th, 12:00-2:00pm**** Located in the trendy & sophisticated community of Greenwich, this timeless, New York inspired brownstone townhome with 2 bedrooms, 2.5 bathrooms, & numerous upgrades is thoughtfully designed - showcasing a layout emphasizing great flow & functionality that is sure to impress. Arriving on the main floor, the premium gourmet kitchen takes centre stage; offering sleek grey stainless steel appliances (including a 5-burner gas cooktop, chimney hoodfan, built-in oven & microwave), full height shaker style cabinetry w/ crown mouldings, granite countertops (also in the bathrooms), intricate backsplash tiling, & a long full-length island with integrated breakfast bar. Together with the dedicated dining area (equipped with a built-in bar & mini fridge) & a balcony that is a sliding patio door away, be ready for any occasion, big or small! At the opposite end, entertain or relax in the spacious living room that is nicely framed by a stylish fireplace while a half bathroom smartly completes this level. As the perfect retreat, head upstairs & enjoy the luxuries of having 2 well-sized master bedroom suites, each with their own ensuite full bathrooms (one with tub/shower combo & the other with an over-sized frameless glass shower w/ full tiled niche) & walk-in closets. Upstairs laundry (full-size front loading units), large linen closet, & ample room in the hallway for further personalization finishes off this floor. From the modern light coloured palette with darker textural highlights to the large windows & the immaculate, like-new condition throughout, the details all come together to create an inviting, comfortable, & refined ambiance. Notable features include; high quality laminate flooring & tall 9' ceilings throughout the main floor, central AC, BBQ gas line on the balcony, Ecobee smart thermostat, premium roll-up blinds already

done, upgraded lighting package, water softener, central vac (w/ toe kick outlet in kitchen), & an over-sized tandem 2-car garage (insulated, drywalled, & painted w/ hot & cold hose bibs & roughed in gas line) with room for extra storage. Beyond the home, be spoiled having the Calgary Farmer's Market, many locally owned shops, off-leash dog park, & green space/pathways all steps away. With the Bow River pathways, Winsport ski hill/multi-activity facility, & Downtown a short drive away while having quick access to Trans-Canada Highway, Stoney Tr, & the mountains makes this the ideal location for work & play. With so much to offer inside & out, come view this pristine 1st owner home today!