



**GRASSROOTS**  
REALTY GROUP

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1207, 80 Greenbriar Place NW  
Calgary, Alberta

MLS # A2304857



**\$325,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Insulated, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

**GORGEOUS 1 BEDROOM UNIT | IMMACULATE CONDITION | SAME FLOOR STORAGE LOCKER | UNDERGROUND PARKING!**  
 Located in the emerging neighbourhood of Greenwich, this beautiful 1-bedroom apartment offers an exceptional blend of comfort, convenience and everyday lifestyle appeal. Planned as a live, work, shop and play urban village, this northwest hub is home to boutique shopping, coffee spots, restaurants and Calgary Farmers' Market West, while also offering quick access to downtown, the mountains and nearby parks and trails. Impeccably kept and move-in ready, the home also includes a hard-to-find same-floor storage unit just down the hall, adding even more everyday functionality to an already appealing space. Inside, you will find a bright, open-concept layout that feels both polished and welcoming, with 9' ceilings, luxury vinyl plank flooring and large windows that bring in an abundance of natural light. The kitchen is especially impressive, featuring quartz countertops, a substantial centre island with breakfast bar seating, stainless steel appliances, sleek contemporary cabinetry and excellent storage throughout, while the rustic light fixture above the island adds a stylish focal point. The living room area offers a comfortable setting for day-to-day living, hosting friends or simply enjoying a quiet evening at home, with enough flexibility to accommodate a desk or small workspace. The feature wall in the living room adds texture and visual interest, giving the interior an upscale and thoughtfully finished feel. One of the standout features of the home is the massive covered east-facing balcony, complete with a BBQ gas line and the kind of usable outdoor space that is not often found in apartment living. The bedroom is well proportioned and paired with a large walkthrough closet, while the stylish 4-piece ensuite has full-height tile,

modern finishes and the added convenience of access from both the bedroom and main living area. Added comforts such as in-floor heating, central air conditioning and in-unit laundry make the space feel complete. The lifestyle appeal continues beyond the unit itself with a thoughtful collection of building amenities designed for both comfort and convenience. Residents enjoy heated underground parking with an additional storage locker directly in front of the stall, secure bike storage, visitor parking and beautifully maintained outdoor spaces that make it easy to enjoy the setting. A gazebo, picnic areas and dedicated seating spaces create inviting places to relax, gather with friends or simply take in the surrounding views. Whether you are a first-time buyer, downsizer or investor looking for a beautifully maintained and easy-to-enjoy property, this home offers a polished, low-maintenance lifestyle in one of northwest Calgary's most exciting emerging communities. Stylish, practical and exceptionally well kept, this is a wonderful opportunity to step into Greenwich and feel at home right away. Welcome Home.