



**2404, 80 Greenbriar Place NW
Calgary, Alberta**

MLS # A2138700



\$499,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	826 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

This top floor beautiful home is bright, open and could be yours! Imagine waking up to sunny and unobstructed views every morning with South exposure overlooking a duck pond and Canada Olympic Park. Only steps away from the Calgary Farmers Market West and walking trails; and convenient access to Stoney Trail! Upon entering straight into your open concept living space with bright windows, a large fully- equipped kitchen and island dining space. With a thoughtfully designed layout there is a bedroom on either side of the central living space. The primary bedroom is complete with a double-sided walk-through closet and 3-piece ensuite. Perfectly complemented by the second bedroom which also features a walk-through closet and direct access to the 4-piece main washroom (which is also connected to the main living area with a pocket door). In suite laundry has a stacked washer & dryer. Heating is in-floor (the cost is included in condo fees), and the apartment includes an air-conditioner (so you can enjoy those sunny days without over-heating)! A titled parking stall in the underground parking is included! Enjoy convenient access to amenities not only in Greenwich but also in Bowness & Trinity Hills. Walking trails throughout the area including the Paskapoo slopes. 20 minutes to downtown, and 45 minutes to the mountains. Don't miss out on this one!