



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3109, 80 Greenbriar Place NW
Calgary, Alberta**

MLS # A2332089



\$400,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Electric Fireplace

What incredible value for this beautifully maintained condo located in The Apollo at Greenwich! Where contemporary design meets exceptional convenience in one of Calgary's most desirable west-end communities. This beautiful 2-bedroom, 2-bathroom condo offers a bright, open-concept layout with 9' ceilings and luxury vinyl plank flooring throughout, creating a stylish and low-maintenance living space. The thoughtfully designed kitchen is sure to impress with full-height cabinetry, quartz countertops, upgraded stainless steel appliances, a large island with seating, undercabinet lighting, and an abundance of pull-out drawers that maximize storage and functionality. Whether you're hosting friends or enjoying a quiet evening at home, the spacious living area is highlighted by a sleek electric fireplace that adds warmth and character. The primary retreat features a generous walkthrough closet leading to a beautifully finished 3 piece ensuite, while the second bedroom being at the opposite end of the unit, and full bathroom provide the perfect setup for guests, family, or a home office. Step outside onto your spacious west facing private patio, complete with a gas line for your BBQ and direct access to the street, making outdoor dining and entertaining effortless. Additional highlights include in-floor heating, custom window coverings throughout, air conditioning, heated underground parking stall, storage cage in front of parking stall and additional storage locker, secure bike storage, ample visitor parking, and beautifully landscaped outdoor common areas. Residents can enjoy thoughtfully designed gathering spaces, including a charming gazebo, picnic areas, and comfortable seating throughout the grounds, perfect for relaxing outdoors, meeting with friends, or simply enjoying the peaceful surroundings. Ideally located walking distance from Calgary Farmers' Market West, restaurants,

cafés, shopping, and everyday amenities. This exceptional home also places you just minutes from Canada Olympic Park, offering year-round recreation from skiing and snowboarding to mountain biking and scenic activities. Bowness Park is only a short drive away, downtown Calgary can be reached in approximately 15-20 minutes, and the Rocky Mountains, are just over an hour from your doorstep. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo offers the perfect balance of modern style, everyday comfort, and an outstanding location.