



GRASSROOTS
REALTY GROUP

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1402, 80 Greenbriar Place NW
Calgary, Alberta

MLS # A2333190



\$415,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: window coverings

Welcome to Greenwich, one of Calgary's fastest-growing and most exciting new communities where modern living meets unbeatable convenience. Perched on the top floor with beautiful mountain views, this fully upgraded 2-bedroom, 2-bathroom condo offers over 800 sq. ft. of stylish, thoughtfully designed living space. The bright, open-concept floor plan is designed for both everyday comfort and entertaining, seamlessly connecting the spacious dining area and inviting living room. Soaring 9-foot ceilings create an airy feel, while in-floor heating provides cozy comfort through the winter months and air conditioning keeps you cool all summer long. Whether you're a first-time buyer, downsizer, or investor, this location offers exceptional value. Just minutes from Calgary Farmers' Market West, the vibrant shops, restaurants, cafés and entertainment of Greenwich and Trinity Hills, and with quick access to the University of Calgary, Foothills Hospital, Children's Hospital, downtown Calgary, major roadways, and the Rocky Mountains, this home offers the perfect balance of lifestyle and convenience. It's an ideal opportunity for students, professionals, or anyone looking to invest in one of Calgary's most promising neighbourhoods. The stunning kitchen is complete with upgraded stainless steel appliances, ample cabinetry, quartz countertops, and large quartz island. The kitchen island serves as a focal point, ideal for gathering with friends. Luxury Vinyl Plank flooring adds an elegant touch, while two primary suites situated on opposite ends of the condo ensure privacy and comfort for all. The true primary suite boasts a large size, a walk through closet and a walk-in shower. The second bedroom is a generous size with access to the 4 pc bathroom. This condo has breathtaking WEST facing views of the Rocky Mountains and an incredible amount of natural sunlight

from the large windows. Enjoy the spacious patio complete with a gas line for your BBQ and plenty of room for outdoor furniture—perfect for relaxing and taking in beautiful summer sunsets. Additional features include in-suite laundry, a storage unit, and underground TITLED parking complete with additional storage cage for convenience. Stop paying rent and start investing in your future with this beautifully appointed top-floor condo in one of Calgary's fastest-growing neighbourhoods.