



GRASSROOTS
REALTY GROUP

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206, 81 Greenbriar Place NW
Calgary, Alberta

MLS # A2342416



\$579,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 360
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	Hoodfan, Built in Closet Organizers, Wall shelves in bathroom & 3rd bedroom, Built in Shoe Cabinet in foyer is optional		

Welcome to the Lincoln at Hudson West, an exceptionally stylish 3-bedroom townhome where thoughtful upgrades take contemporary living to the next level. The star of the home is the custom kitchen—featuring sophisticated cabinetry, quartz countertops, a statement honeycomb backsplash, pot filler, gas stove, and a custom-built coffee bar and pantry that feels straight out of a boutique hotel. Warm wood flooring, sleek finishes and abundant natural light create a sophisticated yet inviting atmosphere throughout. Designed for entertaining and everyday living, the open-concept main floor flows effortlessly between kitchen, dining and living spaces. Upstairs, three bedrooms provide comfortable private retreats. Primary bedroom has a walk-in closet with custom built-in organizers and beautifully tiled ensuite shower. The double tandem attached garage with an extra storage delivers the convenience modern living demands. Located in Greenwich, you're just steps from Calgary Farmers' Market West, boutique shopping, restaurants, cafes, and community pathways. Easy access to downtown WinSport and to Rocky Mountains, this is urban convenience with an outdoor lifestyle built in. Come for the location. Stay for the kitchen. Fall in love with the lifestyle. Call for your private tour.