

# \$450,000 - 3406, 80 Greenbriar Place Nw, Calgary

MLS® #A2187814

**\$450,000**

2 Bedroom, 2.00 Bathroom, 830 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to the new community of Greenbriar! Step into luxury living in this fully upgraded TOP FLOOR WEST facing condo with 2 beds, 2 baths, and a generous 830SF of modern comfort. An open concept layout that seamlessly combines the spacious dining area with the large living room creates the perfect space for relaxation and entertainment. The stunning chef's kitchen is complete with upgraded stainless steel appliances, sleek quartz backsplash and countertops, and floor-to-ceiling cabinetry offering ample storage. The kitchen island serves as a focal point, ideal for hosting dinner parties or gathering with friends. Luxury Vinyl Plank flooring throughout adds an elegant touch, while two double 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 with fresh white subway tiles. Enjoy breathtaking WEST facing balcony with a gas line offering views of the Rocky Mountains. Additional features include ensuite laundry, storage space, and TITLED parking for convenience. Located just steps away from the Calgary Farmers Market, shopping destinations, transit options, parks, pathways, outdoor skating rinks, and fitness facilities, this condo offers the epitome of urban living. Bowness Park is just a short distance away, with Downtown Calgary only an 18-minute drive, and Banff a little over an hour's drive for a weekend getaway!



Built in 2022

## Essential Information

MLS® #	A2187814
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	3406, 80 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J4

## Amenities

Amenities	None
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Vinyl Windows, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	In Floor
Cooling	None
# of Stories	4

## Exterior

Exterior Features Balcony, Playground, Private Entrance  
Construction Stucco, Wood Frame, Brick

### **Additional Information**

Date Listed January 15th, 2025  
Days on Market 57  
Zoning M-C2  
HOA Fees 160  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Real Broker

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