

# \$585,000 - 224, 81 Greenbriar Place Nw, Calgary

MLS® #A2229960

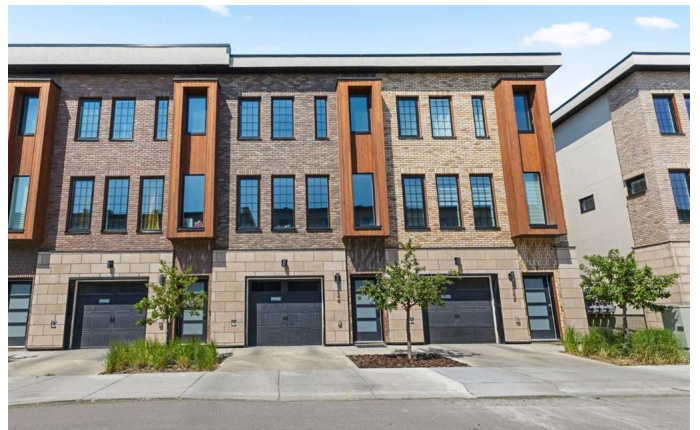
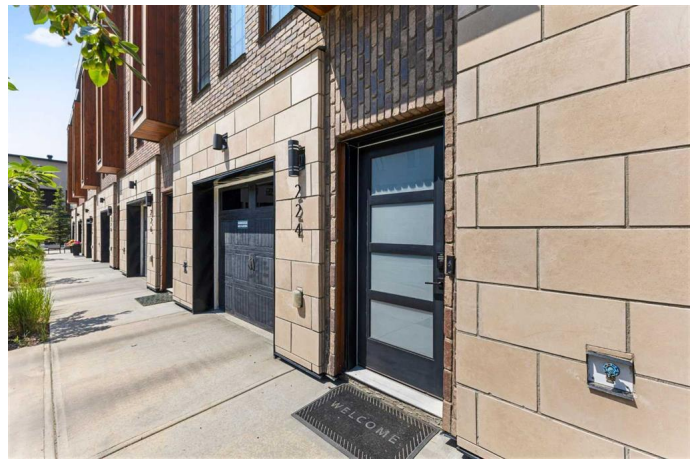
**\$585,000**

2 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.03 Acres

Greenwood/Greenbriar, Calgary, Alberta

STYLISH and BRIGHT, this upgraded townhome is nestled in the vibrant and modern community of Greenbriar. Just steps from the CALGARY FARMERSâ€™ MARKET, TRENDY RESTAURANTS (MONKI, ANALOG, MASH), TRINITY HILLS SHOPPING DISTRICT, and BOW RIVER PATHWAYS this home comes surrounded by an incredible lifestyle. With quick access to STONEY TRAIL, DOWNTOWN CALGARY and weekend escapes to the ROCKY MOUNTAINS youâ€™ll love itâ€™s location within YYC. The heart of the home is the OPEN-CONCEPT MAIN FLOOR, where LARGE SOUTH-FACING WINDOWS bathe the living room in sunlight while your GAS FIREPLACE adds warmth and charm. Just off the living area, your PRIVATE BACK PATIO WITH NATURAL GAS HOOKUP makes for easy summer BBQs and relaxed evenings outdoors. The GOURMET KITCHEN is designed to impress with UPGRADED STAINLESS-STEEL APPLIANCES, a KITCHEN PANTRY, and a large CENTRAL ISLAND WITH BREAKFAST BAR, perfect for hosting or casual dining. A nearby POWDER ROOM adds convenience while maintaining privacy for your main living space. Upstairs, you'll find 2 ENSUITE BEDROOMS, including a PRIMARY RETREAT WITH HIS & HERS SINKS and a WALK-IN SHOWER. Donâ€™t forget about the large CUSTOM WALK-IN CLOSET in the primary as well. The SECOND BEDROOM has itâ€™s own ENSUITE



BATHROOM too, ideal for guests, roommates, or flexible living. At the top of the stairs, a FLEX SPACEâ€”currently set up as a HOME OFFICEâ€”adds even more function, while the LAUNDRY AREA WITH STACKABLE SAMSUNG WASHER & DRYER is thoughtfully located just outside the primary suite. Additional upgrades include central A/C, SMART LIGHTING in bedrooms, an ECOBEE SMARTHOME THERMOSTAT for efficient year-round comfort. Youâ€™ll love the FULLY FINISHED DOUBLE TANDEM GARAGE WITH EPOXY FLOORS which creates a functional and inviting garage space which is a very RARE find in townhome living. Offering secure parking for two vehicles, plus storage for bikes, gear, and more! Youâ€™ve also got the added benefit of an ADDITIONAL DRIVEWAY providing even more parking on top of the VISITOR PARKING in the complex too! Built in 2019, showcasing a clear pride of ownership, this townhome is MOVE-IN READY. Blending MODERN LUXURY, LOW-MAINTENANCE LIVING, and LOW CONDO FEES (\$309/m) this is THE PERFECT BLEND OF COMFORT, DESIGN, AND LOCATION! schedule your showing today.

Built in 2019

### Essential Information

MLS® #	A2229960
Price	\$585,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.03
Year Built	2019

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	224, 81 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J1

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Gas Oven, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
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Days on Market	5
Zoning	M-CG

## **Listing Details**

Listing Office	Nineteen 88 Real Estate
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