$535,000 - 126, 81 Greenbriar Place Nw, Calgary

MLS® #A2196446
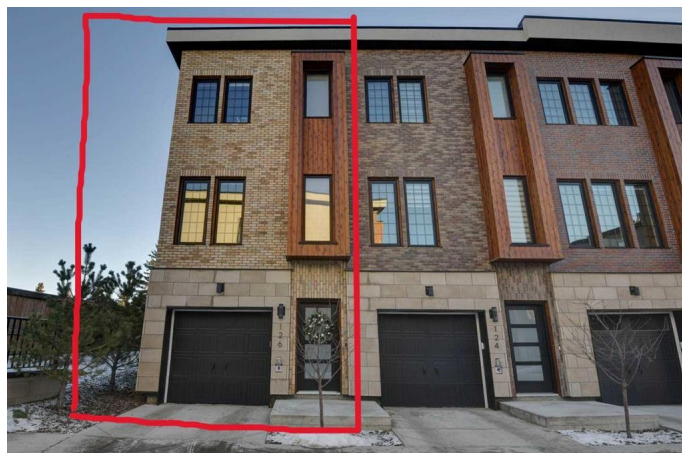
$535,000

2 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 0.12 Acres

Greenwood/Greenbriar, Calgary, Alberta

OPEN HOUSE SUN, June 8 from 1-3pm. This stunning Townhome is nestled in the vibrant community of Hudson West in the Manhattan inspired community of Greenwich. This brownstone END UNIT with a TANDEM ATTACHED GARAGE, situated in the vibrant NW community combines sophisticated design with convenience and 15 mins to DT Calgary. With 1,275 sq. ft. of thoughtfully planned living space across three levels, with 2 primary bedrooms, 2.5-bathroom, this home offers both style and functionality. The entry-level features a welcoming foyer with direct access to a tandem double attached garage, providing ample space for two vehicles and additional storage. Elegant contemporary finishes throughout the home include soaring 9-ft ceilings, rich hardwood flooring, recessed lighting, and a timeless neutral color palette that complements any interior style. The main floor serves as the centerpiece of the home, designed for comfort and entertaining. Sunlight streams through large west-facing windows, illuminating the sleek kitchen equipped with quartz countertops, stainless steel appliances, a large center island, a pantry, and abundant cabinetry. Adjacent to the kitchen, the dining area easily accommodates a full-sized table and leads to a deck, perfect for outdoor dining or simply enjoying the fresh air. The upper level is dedicated to rest and relaxation, featuring two spacious bedrooms and two full bathrooms. The primary suite provides a serene retreat with its 3-piece ensuite. The

second bedroom is equally spacious and versatile. Conveniently located laundry facilities on this level enhance daily living with added ease.

Greenwich is a growing community that offers an exceptional lifestyle with its array of amenities, including the Calgary Farmers' Market, WinSport, Starbucks, and 24/7 convenience stores. Outdoor enthusiasts will appreciate the nearby parks, walking trails, and recreational hubs like Bowness Park, Shouldice Park, and Valley Ridge Golf Club. The Trans-Canada Highway is easily accessible, making weekend escapes to the mountains effortless, while destinations such as the University of Calgary, Foothills Hospital, Children's Hospital, and Market Mall are just 10 minutes away. Experience modern living at its finest in this exceptional brownstone. Schedule your viewing today and discover all that Greenwich has to offer!

Built in 2022

Essential Information

MLS® #	A2196446
Price	$535,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.12
Year Built	2022
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	126, 81 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J1

Amenities

Amenities	Parking, Visitor Parking, Party Room, Trash
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	115
Zoning	M-CG

Listing Details

Listing Office   RE/MAX House of Real Estate