

222, 81 Greenbriar Place NW  
Calgary, Alberta

MLS # A2234268



**\$574,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Hudson West end unit townhome, located centrally amidst recent developments near the Farmers Market, was constructed in 2019 and features contemporary colours and decor. This townhome offers an excellent floor plan, including a double-attached tandem garage capable of accommodating two cars, bicycles, and your skis. The location provides convenient access to both the mountains and Stoney Trail. The stylish exterior incorporates brick, stone, and stucco, contributing to the community's urban ambiance. The second level boasts a modern kitchen equipped with newer appliances, granite countertops, a gas stove, a large island, and a breakfast bar. Additional features include high ceilings, recessed lighting, a dining room, a two-piece powder room, and a covered balcony with a natural gas BBQ line. The spacious living room, highlighted by three windows and a feature wall fireplace, benefits from abundant natural light. On the third level, there are two generously-sized bedrooms. The primary bedroom includes a four-piece ensuite bathroom with his-and-her sinks, subway tile shower surround, and a glass door. The ensuite closet is spacious and features a window that allows ample daylight. Enjoy central air conditioning on those warm summer days. The second bedroom also includes a walk-in closet. For added convenience, the laundry facilities are located on the third floor. Situated in a desirable NW location within the city, this property also offers reasonable condo fees.