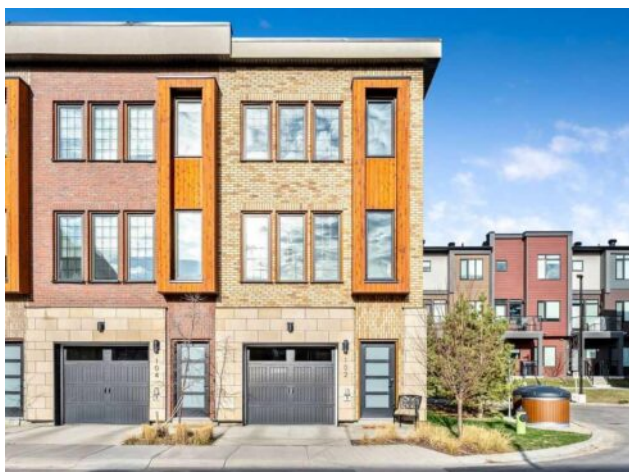


102, 81 Greenbriar Place NW
Calgary, Alberta

MLS # A2305982



\$572,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,400 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Lawn, Street Lighting, Treed, Underground Sprinklers		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	N/A		

Experience refined living in this luxury brownstone, perfectly positioned in the vibrant and fast-growing community of Greenwich in NW Calgary. Offering a stress-free, turnkey lifestyle, this exceptional end-unit home sits just off 16th Avenue, directly across from Canada Olympic Park, with effortless access to downtown, Canmore, and the Calgary Farmers' Market. This gorgeous condo is equipped with all the bells and whistles. As an end unit, it features endless triple-pane windows that flood the home with natural light throughout the day, all fitted with Hunter Douglas privacy shades in a stylish selections that enhance the thoughtfully designed interior. The partially covered, east-facing patio offers a perfect outdoor retreat, complete with a hose bib and natural gas hookup to make outdoor living and entertaining seamless. SOME OF THE OUTSTANDING FEATURES ARE:

conditioning
flooring
tiled walk-in shower
wine fridge

Gas range
End-unit window package with abundant natural light
Deep soaker tub
Tandem garage, insulated, drywalled, and finished with epoxy flooring

Central air
Engineered hardwood
Fully Built-in

A rare combination of luxury, convenience, and lock-and-leave ease, this home elevates everyday living in one of NW Calgary's most exciting communities. Call your favorite agent and book a showing. This won't last long!