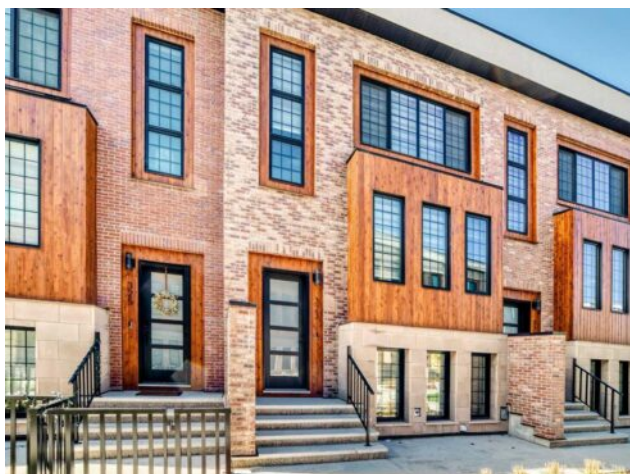


323, 81 Greenbriar Place NW  
Calgary, Alberta

MLS # A2309278



## \$689,682

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG D60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** NONE

Welcome to Hudson by the Alliston Group — Offerings over 1700 Sqft of living space. This exquisite four-bedroom townhome offering an exceptional blend of comfort, style, and modern living. Thoughtfully designed for both families and professionals, this home features four spacious bedrooms, including one that can easily be adapted into a private den or home office. With two full bathrooms and two half baths, the home offers both functionality and convenience, while large windows fill the space with abundant natural light. At the heart of the home is a beautifully appointed modern kitchen featuring quartz countertops, a tile backsplash, stainless steel appliances, a walk-in pantry, and a large central island with an eating bar — perfect for everyday living and entertaining. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere for gatherings with family and friends. Elegant luxury vinyl plank flooring adds both style and durability throughout the main living spaces. Step outside to your covered private balcony — an ideal retreat to relax and unwind at the end of the day. The bright lower-level flex room provides additional versatile living space, ideal for a second family room, fitness area, or home office, with direct access to the double attached garage offering ample storage space. Additional highlights include an upstairs laundry room for added convenience and easy access to nearby parks, pathways, and amenities. Enjoy being just minutes from Bowness Park, scenic river pathways, and an off-leash dog park. Perfectly situated near the Calgary Farmers' Market West and WinSport Canada Olympic Park, this home is located in the vibrant community of Greenwich. Residents enjoy boutique shopping, cafés, scenic walking paths, and convenient access to major

commuter routes. Downtown Calgary is only 18&ndash;20 minutes away, while the university and hospital are accessible within a quick 12-minute drive. For those seeking mountain adventures, Canmore is just 45 minutes away, with Banff National Park less than an hour from your doorstep.