# \$749,900 - 311, 81 Greenbriar Place Nw, Calgary

MLS® #A2204423

#### \$749,900

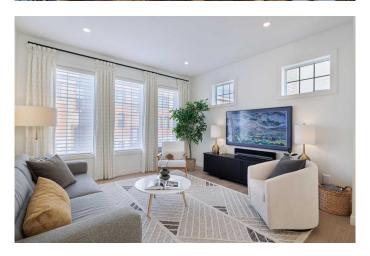
2 Bedroom, 3.00 Bathroom, 1,495 sqft Residential on 0.03 Acres

Greenwood/Greenbriar, Calgary, Alberta

Located in the heart of Greenbriar, this exceptionally well-maintained end unit offers 1,751 sq ft of thoughtfully designed living space. Ideal for those looking to downsize without sacrificing quality, this home feels like new and is loaded with high-end upgrades throughout. The main floor features upgraded hardwood flooring that carries on throughout the home and large windows that fill the space with natural light. The modern kitchen is equipped with a spacious island with eating bar, stainless steel appliances, a gas range cooktop, wall oven, quartz countertops and a tile backsplash. A butler's pantry with custom built-ins adds storage and function, while the adjacent covered south facing deck with natural gas hookup is perfect for outdoor living. The open-concept layout flows into the dining area and living room, creating an exceptional main floor living space. Completing this level is a 2pc powder room. Upstairs, the spacious primary suite includes oversized windows, a custom walk-in closet with extensive built-ins, and a well-appointed ensuite with dual vanities, a large shower, and a private water closet. A second bedroom with a Murphy bed, full 4-piece bathroom, and upper-level laundry with a hanging bar complete this floor. The lower level includes a bright flex room, perfect for a second living area or home office, and access to the double garage with epoxy floors! Additional upgrades include central A/C, water softener, upgraded carpet, designer lighting, and an iron-gated







front patio overlooking green space. This home offers low-maintenance, turnkey living in a vibrant communityâ€"perfect for those seeking to downsize while enjoying modern comfort and quality craftsmanship. Steps away from the Calgary Farmers Market and extended shopping district, this home is perfectly located for those seeking easy access to an array of amenities at your fingertips! Close to downtown, easy access to Canada Olympic Park and a quick jet out the mountains make this home incredibly accessible to suit your lifestyle needs!

#### Built in 2020

#### **Essential Information**

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Price \$749,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,495

Acres 0.03

Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 311, 81 Greenbriar Place Nw

Subdivision Greenwood/Greenbriar

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6J1

#### **Amenities**

Amenities Visitor Parking

Parking Spaces

Parking Double Garage Attached

2

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar

Fridge, Gas Cooktop, Oven

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 21st, 2025

Days on Market 44

Zoning M-CG

### **Listing Details**

Listing Office RE/MAX First

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