

\$625,000 - 2103, 80 Greenbriar Place Nw, Calgary

MLS® #A2109371

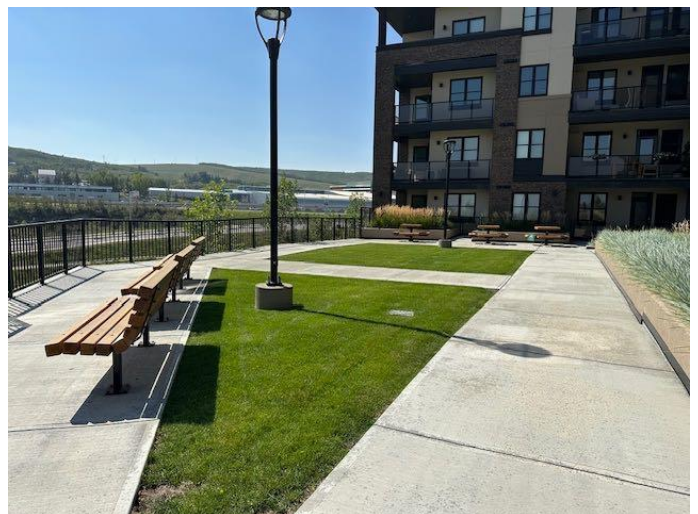
\$625,000

2 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

The AMENITIES of a luxury condo, the ATTRIBUTES of a private residence with a stunning, wide-open view of trails, greenspace and duck pond, and Canada Olympic Park. And, it's just a 5 min walk from this beautiful condo in the friendly, trendy neighbourhood of Greenwich, to boutique shops and services and the home of Calgary Farmer's Market West. This LUXURIOUS AND POPULAR Lexington II floorplan (rarely available) is bathed in natural sunshine & features a gourmet kitchen, soaring 9-foot ceilings, flexible open concept, LVP throughout its SINGLE-LEVEL LIVING dream space, & a private ground-floor patio. Soak up your UNOBSTRUCTED VIEW—no parking lots, no buildings, no neighbour windows—from your very private south-east facing patio on the warm days, and from your private wraparound windows on those chilly winter days! Revel in your BACKYARD PARADISE: off-leash dog park, 2 playgrounds, community gardens and just 5 min to Winsport, Paskapoo trails, Bowness, Baker and Bowmont Parks and the Bow River; 45 min to the mountains, 20 min to downtown. Indulge your PASSION FOR LOCAL FRESH FOOD at the year-round Farmer's Market, and unique and trendy restaurants and shops. Enjoy these amenities — triple pane windows, in-floor heating (cost included in your condo fee), and air conditioning guarantee a super-comfortable living temperature all year round — gourmet kitchen: soft-close custom



dovetailed cabinets (41" to the ceiling), under-cabinet lighting, sleek upgraded KitchenAid stainless-steel appliances, quartz countertops, large quartz waterfall-edge island with undermount stainless-steel sinks, a stainless-steel hood fan and beautiful tile backsplash • two primary bedrooms each having their own 4-pc ensuite with multiple drawers in the vanities, large walk-in closets with wood/melamine shelving and hanging rail organizers • flex room, a great space for work, or hobbies, or ?? • in-suite laundry room and Whirlpool washer and dryer • open concept kitchen, living room and dining room make cooking and entertaining easy and enjoyable • LVP running seamlessly throughout the entire suite • a feature that is available only in the ground floor suites in this complex • private glassed-in patio with a natural gas line for bbq • additional 5'x5' storage unit, underground parking, small storage cage above the parking stall, on-site visitor parking • double-wall building system between units ensures that your suite is very quiet (no neighbour noise) • pet-friendly complex • luxury common area finishes • one of the LOWEST CONDO FEES in the current market. Don't delay • you can own this beautiful, private, natural light-filled condo and enjoy all that Greenwich and NW Calgary have to offer!

Built in 2020

Essential Information

MLS® #	A2109371
Price	\$625,000
Sold Price	\$597,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,158

Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2103, 80 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J4

Amenities

Amenities	Bicycle Storage, Elevator(s), Gazebo, Picnic Area, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 14th, 2024
Days on Market	21
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office 2% Realty

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