

# **\$574,900 - 222, 81 Greenbriar Place Nw, Calgary**

MLS® #A2234268

**\$574,900**

2 Bedroom, 3.00 Bathroom, 1,535 sqft

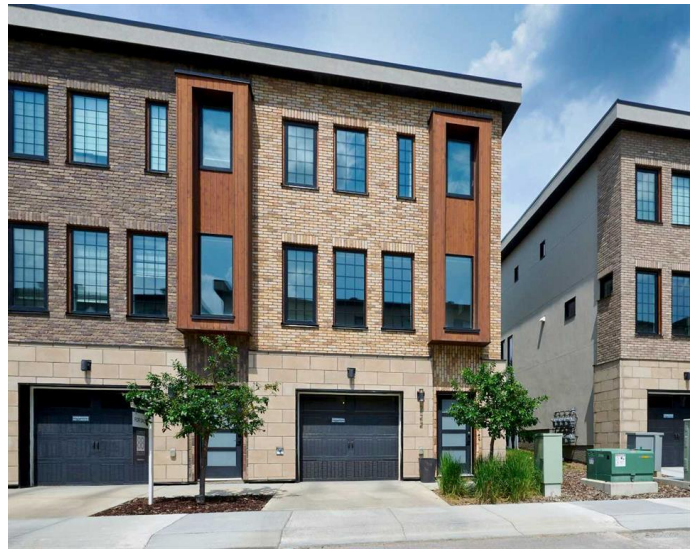
Residential on 0.04 Acres

Greenwood/Greenbriar, Calgary, Alberta

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.

Built in 2019

### Essential Information

MLS® #	A2234268
Price	\$574,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	222, 81 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J1

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Flat Torch Membrane
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	22
Zoning	M-CG d60

## Listing Details

Listing Office	Century 21 Masters
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