

**3206, 80 Greenbriar Place NW**  
**Calgary, Alberta**
**MLS # A2215137**

**\$442,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Greenwood/Greenbriar               |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 832 sq.ft.                         | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 483 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None  |                   |        |

Welcome to 3206, 80 Greenbriar Place NW – a beautifully updated luxury condo offering the perfect balance of comfort, style, and convenience. Located in the highly sought-after Greenwood/Greenbriar community, this elegant 832 sq ft home delivers refined living in a vibrant and accessible neighbourhood. Step inside to discover an open concept that feels both spacious and inviting. High ceilings and luxury vinyl plank flooring create a modern, upscale atmosphere, while large windows fill the space with natural light. Whether you're relaxing or entertaining, the seamless flow between the kitchen and living area provides a warm, functional layout. The gourmet kitchen is a chef's delight, featuring quartz countertops, stainless steel appliances, custom cabinetry, and a central island that doubles as a breakfast bar – perfect for casual dining or your morning coffee. Adjacent to the kitchen, the cozy living area opens to a private patio and balcony equipped with a gas line – ideal for grilling and enjoying beautiful sunsets. This condo offers two generously sized bedrooms designed for maximum comfort and privacy. The serene primary suite includes plush newer carpet, a large walk-in closet, and a spa-like ensuite bathroom complete with quartz counters, modern fixtures, and a spacious glass shower. The second bedroom is perfect for guests, a home office, or a family, and is located near the second full bathroom, which mirrors the home's upscale finishes. Additional highlights include a titled underground parking stall and separate storage conveniently located directly in front of the parking spot. With the unit just steps from the elevator, everyday tasks like unloading groceries are effortless. Living here means being part of a well-connected, amenity-rich community. With quick access to the Trans-Canada Highway and Stoney Trail, commuting is easy,

while nearby shopping, restaurants, and walking trails provide everything you need close to home. Plus, weekend trips to the mountains are just a short drive away.