

# \$440,000 - 1102, 80 Greenbriar Place Nw, Calgary

MLS® #A2218613

**\$440,000**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to this stunning former showhome unit, where upscale design meets practical comfort in one of Calgary's most desirable locations—just steps from Canada Olympic Park and moments from mountain escapes. Offering exceptional value and thoughtful upgrades throughout, this 2-bedroom, 2-bathroom ground-floor condo features a private patio with a separate entrance, making it feel more like a townhome than a traditional apartment. From the moment you enter, you'll notice the attention to detail and elevated finishings that set this unit apart. With 9'™ ceilings, motorized roller blinds in every room, and an abundance of windows, natural light floods the space, creating a bright, airy atmosphere. The open-concept layout centers around a beautifully appointed kitchen with full-height cabinets, quartz countertops, undermount sinks, stunning backsplash tile, a large island with seating, and upgraded KitchenAid stainless steel appliances. An additional mirrored pantry adds both storage and style. Enjoy cozy winter mornings and cool summer nights with in-floor heating, air conditioning, and a heat pump—a rare combo for ultimate year-round comfort. The living area opens directly to a private, ground-level patio with a gas BBQ hookup, ideal for entertaining or stepping out for a quiet moment. Both bedrooms are generously sized and privately positioned. The primary suite features a large walk-through closet and a spa-like ensuite with a rainfall showerhead and deep



soaker tub. The second bedroom has convenient access to the second full bath, making it perfect for guests or shared living. You'll also love the in-suite laundry, thoughtfully tucked away for everyday ease. This home includes 1 titled, secure underground heated parking stall with a smaller storage space at the rear, PLUS a 99-year lease on an additional larger storage space—more room than most condos offer! Building amenities include controlled and secure entry, a cozy lobby with fireplace and seating area, elevator access from the garage, dedicated bike storage, and plentiful visitor parking. Step outside to enjoy the gazebo area and landscaped sitting spaces that look across to COP. Located on a quiet dead-end street, this well-managed and friendly complex is loved by its residents. With a responsive condo board, excellent neighbours, and a location that's hard to beat—close to walking trails, parks, the Calgary Farmers' Market West, and just 45 minutes to Canmore or 1.25 hours to Banff—this is your perfect basecamp for city life and mountain adventures alike. Don't miss this opportunity to own a showhome-quality unit in an unbeatable location. Book your private showing today!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218613    |
| Price          | \$440,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 824         |
| Acres          | 0.00        |
| Year Built     | 2020        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1102, 80 Greenbriar Place Nw |
| Subdivision | Greenwood/Greenbriar         |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3B 6J4                      |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Visitor Parking                     |
| Parking Spaces | 1                                   |
| Parking        | Parkade, Stall, Titled, Underground |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)                                                  |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                                                                              |
| Cooling           | Central Air                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line              |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 6             |
| Zoning         | M-C2          |
| HOA Fees       | 160           |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.