

**2404, 80 Greenbriar Place NW
Calgary, Alberta**

MLS # A2222891



\$449,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Live the Ultimate Lifestyle in Greenwich ‐ Top-Floor Beauty with South-Facing Views! Looking to make the most of every season? This bright and beautifully designed top-floor home puts you right in the heart of year-round adventure and convenience. Winter? Hit the slopes for skiing or snowboarding, lace up your skates for outdoor rinks, or catch a game of hockey. Summer? Explore world-class mountain biking trails, zip lines, hiking paths, disc golf, miniature golf, basketball courts, and river adventures—all just minutes from your front door. Wake up every morning to sun-filled, unobstructed south-facing views overlooking a peaceful duck pond and Canada Olympic Park. Step outside and you’re just moments from the Calgary Farmers’ Market West, scenic walking trails, and have quick access to Stoney Trail for easy commuting. Inside, the open-concept living space welcomes you with natural light pouring through large windows. The modern kitchen features a full suite of appliances, ample counter space, and an island perfect for entertaining. Smartly designed for privacy and functionality, the layout offers: A primary bedroom with a walk-through double-sided closet and private 3-piece ensuite A second bedroom also with a walk-through closet and direct access to the 4-piece main bathroom (which also connects to the living space with a pocket door) In-suite laundry with stacked washer and dryer In-floor heating (included in condo fees) and air conditioning for year-round comfort Plus, enjoy the peace of mind and convenience of a titled underground parking stall. This home is your gateway to the best of Greenwich, Bowness, and Trinity Hills, with parks, trails, and shops all nearby. Whether you're heading downtown in under 20 minutes, or escaping to the mountains in just 45, this location delivers the lifestyle you’ve been

looking for. Don't miss your chance to call this amazing property home—book your showing today!