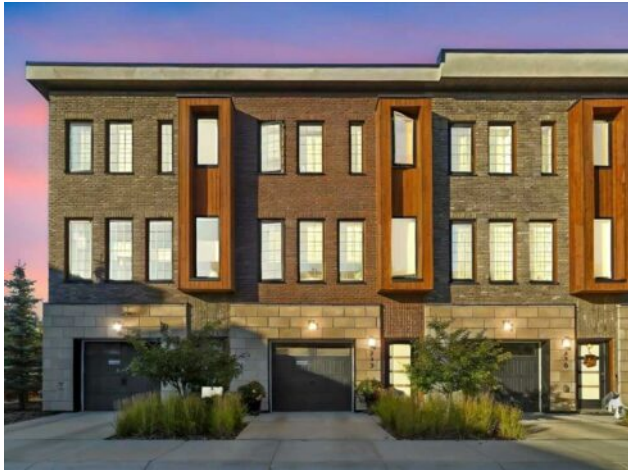


**232, 81 Greenbriar Place NW
Calgary, Alberta**

MLS # A2263079



\$570,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,519 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		
Inclusions:	TV Mount		

Welcome to this fantastic executive townhome in Hudson West, ideally situated in one of NW Calgary's most vibrant and walkable communities. Enjoy incredible access to the Calgary Farmers' Market West, scenic Bow River Pathways, and year-round recreation at Canada Olympic Park. With Stoney Trail, downtown, and access to the mountains just minutes away, this location truly offers the best of Calgary living. Built in 2019 and well maintained, this home features a long list of premium upgrades, including engineered hardwood flooring, top down blinds and central air conditioning for year-round comfort. Every detail has been carefully considered to elevate your daily living experience. The main floor is bright and open, designed to maximize natural light and comfort. The gourmet kitchen is a true highlight, complete with a gas range, quartz countertops, a sleek tile backsplash, and a spacious island with breakfast bar. A walk-in pantry provides ample storage, while the adjacent dining area opens to a private balcony with a natural gas BBQ line—perfect for summer evenings. A convenient two-piece powder room completes this level. Upstairs, you'll find three generous bedrooms, including a serene primary suite featuring a designer-tile walk-in shower with a rain shower head and a spacious walk-in closet. The upper-level laundry, located just outside the bedrooms, adds everyday convenience. The ground level offers even more versatility with a fully finished double tandem garage and extra storage space for your bikes, skis, or tools. Additional front driveway parking and nearby visitor parking add to the home's functionality. Pet owners will love the nearby fenced off-leash park, while outdoor enthusiasts can take full advantage of lush green spaces and direct access to Calgary's extensive pathway system. Stylish and

low-maintenance, this exceptional townhome offers the perfect balance of luxury, location, and lifestyle. Don’t miss your opportunity to call this beautiful property home—book your private showing today.