

# \$569,900 - 104, 81 Greenbriar Place Nw, Calgary

MLS® #A2243851

**\$569,900**

2 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.02 Acres

Greenwood/Greenbriar, Calgary, Alberta

A bright, modern, air-conditioned townhome with a double attached garage and two primary bedrooms, located in the up-and-coming neighbourhood of Greenwich. This home sits in one of the best locations in the complex. Enjoy expansive west views from the living room and a green space off the back, offering rare privacy and excellent natural light throughout the day. The main living area features engineered hardwood floors throughout and is on the second level which provides added privacy. The kitchen features neutral finishes, granite countertops, stainless steel appliances, a full pantry, and a central island with cut-out seating perfect for casual meals or entertaining. Off the kitchen, youâ€™™ll find a generously sized dining area, a 2-piece powder room next to the coat closet, and access to the balcony equipped with a gas line for summer BBQs and a water line for washing the balcony or watering plants! Upstairs, the primary bedroom is spacious and includes a 3-piece ensuite plus custom built-in closet storage keeping your life clutter free. The second bedroom features a 4-piece ensuite and a Murphy bed making it the ultimate guest room, home office, and fitness space all in one. Laundry is also conveniently located on this level. The garage is equipped with hot and cold water lines perfect for washing the car or pets and it has storage for seasonal gear. Visitor parking is located directly out front for your guests. Walk to the Calgary Farmersâ€™™ Market, a Medical



Centre and Pharmacy, Monki Breakfast Club, Analog Coffee, Market Wines, and The Mash Pizza. You're just minutes from Canada Olympic Park/Winsport, the Paskapoo Slopes, Save-On-Foods, and GoodLife Fitness, with easy access to downtown and the mountains.

Built in 2021

### Essential Information

MLS® #	A2243851
Price	\$569,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	104, 81 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6J1

### Amenities

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

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Flat Torch Membrane
Construction	Brick, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	M-CG d60
HOA Fees	160
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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