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311, 81 Greenbriar Place NW  
Calgary, Alberta

MLS # A2223280



**\$749,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Drapes & Curtain Rods, Garage shelving, Murphy bed, Ring door bell		

Located in the heart of Greenbriar, this exceptionally well-maintained end unit offers 1,751 sq ft of thoughtfully designed living space. Ideal for those looking to downsize without sacrificing quality, this home feels like new and is loaded with high-end upgrades throughout. The main floor features upgraded hardwood flooring that carries on throughout the home and large windows that fill the space with natural light. The modern kitchen is equipped with a spacious island with eating bar, stainless steel appliances, a gas range cooktop, wall oven, quartz countertops and a tile backsplash. A butler's pantry with custom built-ins adds storage and function, while the adjacent covered south facing deck with natural gas hookup is perfect for outdoor living. The open-concept layout flows into the dining area and living room, creating an exceptional main floor living space. Completing this level is a 2pc powder room. Upstairs, the spacious primary suite includes oversized windows, a custom walk-in closet with extensive built-ins, and a well-appointed ensuite with dual vanities, a large shower, and a private water closet. A second bedroom with a Murphy bed, full 4-piece bathroom, and upper-level laundry with a hanging bar complete this floor. The lower level includes a bright bedroom, perfect for a second living area or home office, and access to the double garage with epoxy floors! Additional upgrades include central A/C, water softener, upgraded carpet, designer lighting, and an iron-gated front patio overlooking green space. This home offers low-maintenance, turnkey living in a vibrant community—perfect for those seeking to downsize while enjoying modern comfort and quality craftsmanship. Steps away from the Calgary Farmers Market and extended shopping district, this home is perfectly located for those seeking easy access to an array of amenities at your fingertips!

Close to downtown, easy access to Canada Olympic Park and a quick jet out the mountains make this home incredibly accessible to suit your lifestyle needs!