

# \$570,000 - 232, 81 Greenbriar Place Nw, Calgary

MLS® #A2263079

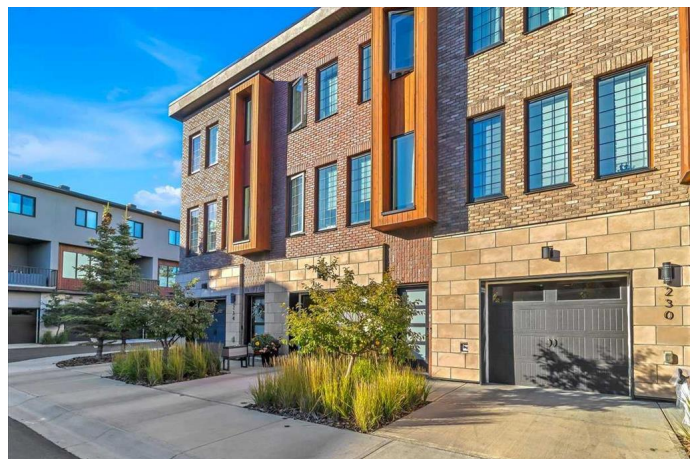
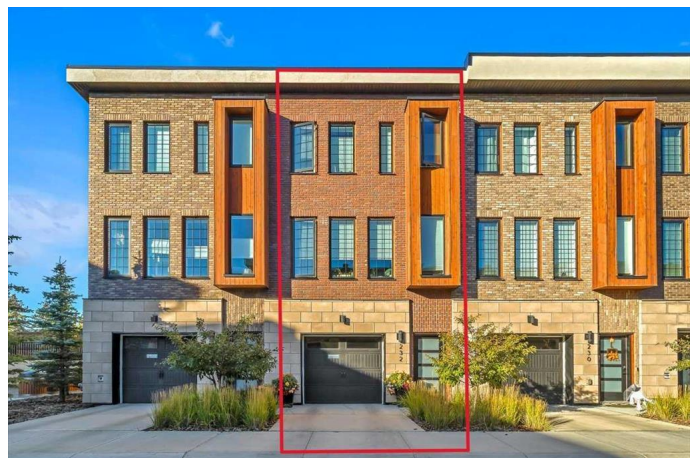
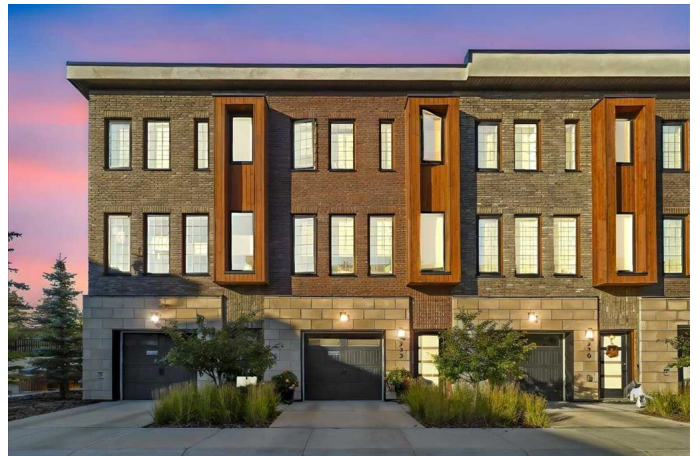
**\$570,000**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Residential on 0.02 Acres

Greenwood/Greenbriar, Calgary, Alberta

OPEN HOUSE - Saturday October 18th from noon until 2pm. 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.

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263079      |
| Price          | \$570,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,519         |
| Acres          | 0.02          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 232, 81 Greenbriar Place Nw |
| Subdivision | Greenwood/Greenbriar        |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3B 6J1                     |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Detached               |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting       |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                 |
| Basement          | None                                                                                                                                        |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                      |
| Lot Description   | Rectangular Lot, Low Maintenance Landscape |
| Roof              | Flat                                       |
| Construction      | Brick, Stone, Wood Frame                   |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-CG d60           |
| HOA Fees       | 160                |
| HOA Fees Freq. | ANN                |

## Listing Details

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

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