$749,900 - 311, 81 Greenbriar Place Nw, Calgary

MLS® #A2204423

$749,900
2 Bedroom, 3.00 Bathroom, 1,495 sqft
Residential on 0.03 Acres

Greenwood/Greenbriar, Calgary, Alberta

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 butlerâ€™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 flex room, 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 communityâ€”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!

Built in 2020

Essential Information

MLS® #	A2204423
Price	$749,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	311, 81 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Cooktop, Oven
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	42
Zoning	M-CG

Listing Details

Listing Office	RE/MAX First

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