

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

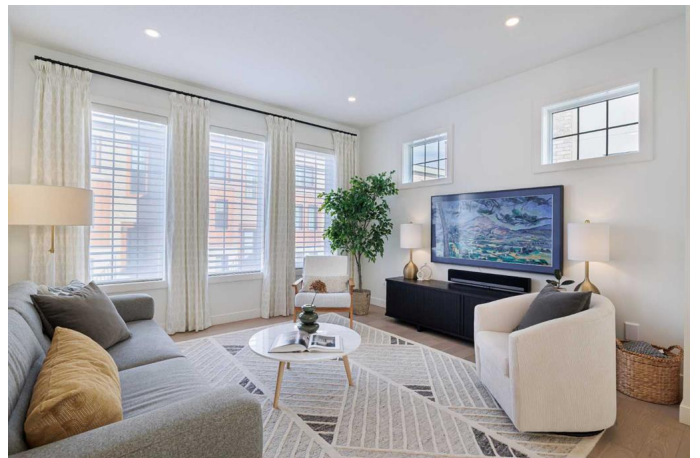
MLS® #A2223280

\$749,900

3 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 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 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® # | A2223280 |
| Price | \$749,900 |
| Bedrooms | 3 |
| 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 | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, 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 | May 30th, 2025 |
| Days on Market | 25 |
| Zoning | M-CG d60 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.