

# **\$334,900 - 1312, 80 Greenbriar Place Nw, Calgary**

MLS® #A2263482

## **\$334,900**

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to this modern and stylish one-bedroom condo in the sought-after community of Greenwood/Greenbriar! Built in 2019, this beautifully maintained home offers 596 sq. ft. of contemporary living space with thoughtful design, upscale finishes, and an ideal location close to parks, shopping, and walking paths.

Inside, youâ€™ll find an open-concept layout with high ceilings, vinyl plank flooring, and large windows that fill the space with natural light. The kitchen is a showstopper, featuring sleek quartz countertops, a kitchen island with breakfast bar seating, stainless steel appliances, and ample storage with built-in features and crown molding. The spacious living and dining area offers the perfect setting for relaxing or entertaining, while the private west-facing balconyâ€™with a BBQ gas line and courtyard viewsâ€™extends your living space outdoors.

The bedroom includes a generous walk-in closet, and the full 4-piece bathroom showcases modern finishes and tile flooring. Additional highlights include in-floor heating, central air conditioning, in-unit laundry, and elegant touches like track lighting and ceiling fans.

This home comes with a titled tandem underground parking stall for 2 vehicles, an assigned storage locker, and access to an



array of building amenities such as secure underground parking, a bike storage area, community gardens, gazebo, picnic and playground areas, and visitor parking. The building also offers elevator access and professional management for added peace of mind.

Enjoy easy access to nearby parks, schools, and shopping, plus convenient proximity to major routes and the beautiful walking and biking paths that wind through this vibrant northwest Calgary neighbourhood. With low condo fees that include heat, water, insurance, snow removal, and more, this is urban living made simple.

Perfect for first-time buyers, professionals, or investors—this condo combines comfort, style, and convenience in one exceptional package

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263482          |
| Price          | \$334,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 596               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1312, 80 Greenbriar Place Nw |
| Subdivision | Greenwood/Greenbriar         |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 6J4 |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Dog Park, Elevator(s), Park, Parking, Picnic Area, Playground, Secured Parking, Visitor Parking, Gazebo |
| Parking Spaces | 2                                                                                                                                           |
| Parking        | Oversized, Secured, See Remarks, Tandem, Titled, Underground                                                                                |
| # of Garages   | 2                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Track Lighting |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                            |
| Heating           | In Floor, Natural Gas                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Lighting |
| Roof              | Membrane                                   |
| Construction      | Brick, Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 14                 |
| Zoning         | M-C2               |
| HOA Fees       | 160                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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