

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

MLS® #A2263079

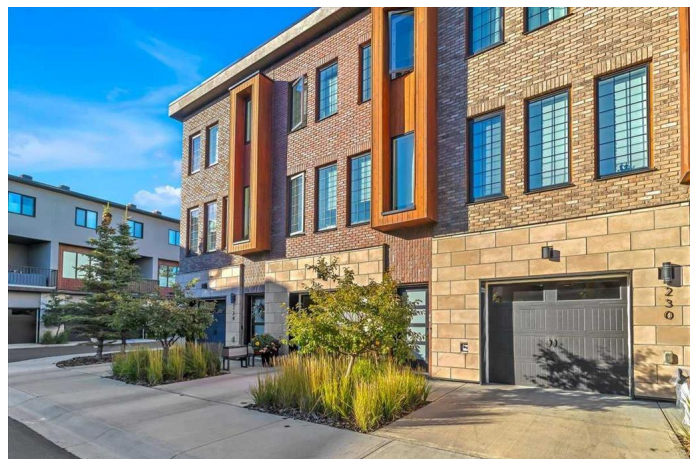
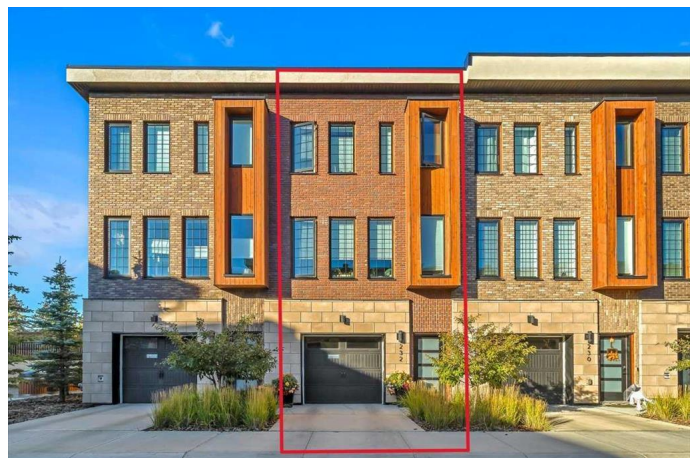
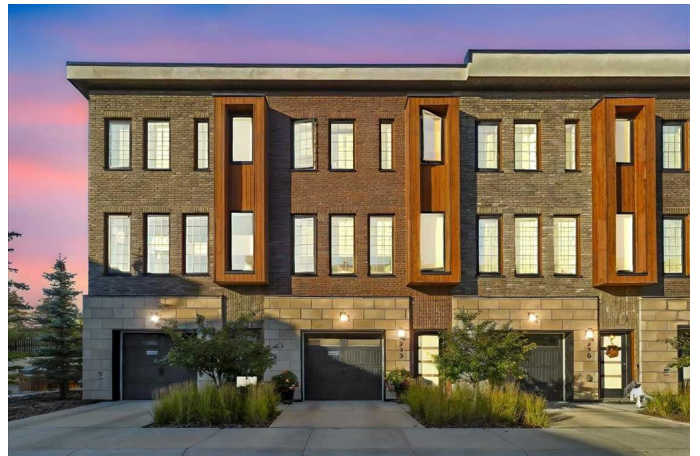
\$570,000

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	8
Zoning	M-CG d60
HOA Fees	160
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.