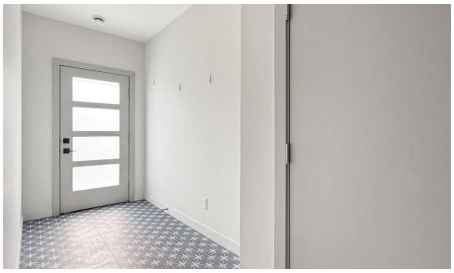
204 81 Greenbriar Place NW

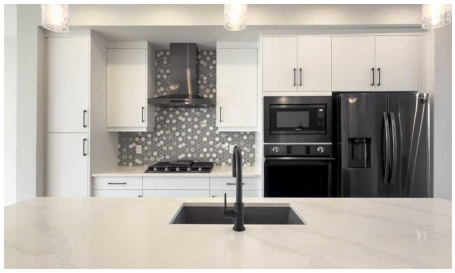
Calgary | Active | MLS® A2338029

$565,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2021**	**1,539 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to Hudson West in Greenwich, where contemporary design, thoughtful upgrades and an incredibly convenient NW Calgary location come together in this like-new 2 bedroom, 2.5 bathroom townhome. Built in 2021, this home has been exceptionally well maintained and features numerous builder upgrades throughout, including wood flooring, designer tile and a modern kitchen designed to impress. The kitchen features a gas cooktop, built-in oven and microwave, sleek cabinetry, quartz countertops and a large island with seating, all opening seamlessly to the dining and living areas. Large windows fill the main level with natural light, while the balcony extends the living space outdoors and includes a natural gas BBQ line. A convenient 2-piece powder room completes the main level. Upstairs, both bedrooms function as private suites, each offering its own ensuite bathroom and walk-in closet, an ideal layout for couples, guests or roommates. Upper-level laundry adds everyday convenience. The home also features an A/C rough-in for future central air conditioning. Downstairs, the double tandem attached garage provides parking for two vehicles while still leaving room for bikes, skis and additional storage. Located just steps from Calgary Farmers' Market West and close to local shops, pathways, green spaces and Canada Olympic Park, Greenwich offers excellent access to Stoney Trail, the Trans-Canada Highway, downtown and the mountains. Stylish, functional and truly move-in ready, this is an exceptional opportunity in one of NW Calgary's most exciting communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338029
Bedrooms	2
Bathrooms	3
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,539 sq. ft.
Main Level Finished Area:	643 sq. ft.
Upper Level Finished Area:	693 sq. ft.
Condo Fee:	$360.47
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	1,137 sq. ft.
Lot Frontage:	18' 1/8 "
Front Exposure:	South
Unit Exposure:	South
Entry Level:	0
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1912308
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Brick, Stucco, Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Flat Torch Membrane, Flat
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Hall, Upper Level
HOA Fee:	$164.39
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hudson West
Community:	Greenwood/Greenbriar
Amenities:	Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	Window coverings (all)
Restrictions:	Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Dining Room · 14'5" × 8'7" ·

Main Floor	Living Room · 16'9" × 12'2" ·
Main Floor	Kitchen · 13'3" × 12'5" ·
Upper Level	Walk-In Closet · 5'4" × 4'11" ·
Upper Level	Bedroom · 11'6" × 9'11" ·
Upper Level	Bedroom - Primary · 12' × 11' ·
Upper Level	Walk-In Closet · 12' × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Interior Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d60
Listed Date:	Aug 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-81-greenbriar-place-nw-calgary-a2338029/

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