206 81 Greenbriar Place NW

Calgary | Active | MLS® A2358288

$569,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2021**	**1,545.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Why settle for ordinary when you can have a little more style in your everyday? This beautifully upgraded 3-bedroom Lincoln townhome in Greenwich is where modern design, smart functionality and effortless living come together.

The heart of the home is a kitchen that inspires! Sophisticated cabinetry, quartz countertops, a custom honeycomb backsplash, gas range, pot filler and custom-built coffee bar create a space that's as beautiful as it is functional. Add warm hardwood flooring, high ceilings, a generous pantry and abundant natural light, and you've got the perfect setting for everything from morning coffee to memorable evenings with friends.

Upstairs, discover three inviting bedrooms, including a spacious primary retreat with a walk-in closet featuring custom organizers and a beautifully tiled ensuite shower. Two additional bedrooms, a full bathroom and convenient upper-level laundry complete the space.

With approximately 1,545 sq. ft. of living space and an attached tandem double garage with extra storage, you'll enjoy room to grow, space to entertain and more time to enjoy life.

And the location? Greenwich puts you close to Calgary Farmers' Market West, boutique shopping, restaurants, cafés and scenic pathways, with easy access to downtown and weekend adventures in the Rockies.

Dream bigger. Live beautifully. Make this Home your Dream Home! Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358288
Bedrooms	3
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:	1,545.34 sq. ft.
Main Level Finished Area:	851.69 sq. ft.
Upper Level Finished Area:	693.65 sq. ft.
Condo Fee:	$360.47
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, 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
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1912308
Heating:	Forced Air, Natural Gas

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Flat Torch Membrane, Flat
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Hall, Upper Level
HOA Fee:	$159.60
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hudson West
Community:	Greenwood/Greenbriar
Amenities:	Visitor Parking
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Primary closet organizer, shoe matching organizer in the foyer
Restrictions:	Restrictive Covenant, Utility Right Of Way

Pets Allowed:	Restrictions
Main Floor	Living Room · 16'10" × 12' ·
Main Floor	Kitchen · 14' × 12'9" ·
Main Floor	Dining Room · 14'5" × 7' ·
Upper Level	Bedroom - Primary · 11'6" × 9'11" ·
Upper Level	Bedroom · 10'8" × 8'3" ·
Upper Level	Bedroom · 10'8" × 8'9" ·
Lower Level	Foyer · 13'6" × 5'1" ·
Lower Level	Furnace/Utility Room · 18'3" × 3'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d60
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-81-greenbriar-place-nw-calgary-a2358288/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.