323 81 Greenbriar Place NW

Calgary | Active | MLS® A2332301

$648,888









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2023**	**1,464 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

STUNNING NEW YORK INSPIRED BROWNSTONE | ELEVATED LIFESTYLE | PRIME LOCATION! Don’t miss out on this opportunity to own an exceptional, stylish, and low-maintenance townhome in Hudson West! Located in the highly desirable and trendy community of Greenwood/Greenbriar, this home offers a surreal setting surrounded by lush landscaping throughout the complex. Highlights of this sophisticated unit include OVER 1,750 SQFT of developed living space, 9ft ceilings, triple pane windows, and a true CHEF’S KITCHEN with modern shaker cabinets | WALK-IN PANTRY | quartz counters | large island | and SS appliances. The bright and open floor plan features stylish luxury vinyl plank flooring and an abundance of natural light pouring in from the large windows throughout, making every corner feel open and airy. Walk into the main level where you will discover the large living and dining areas that are perfect for entertaining family and friends. Step out from the main living space onto your SOUTH-FACING private covered balcony, ideal for relaxing all year around. Head upstairs to uncover the spacious primary bedroom complete with a walk-in closet and a spa-like ensuite bath, along with 2 more large bedrooms, another full bathroom, and the ultimate convenience of upper-level laundry. The lower level offers incredible flexibility with a 4th bedroom that can easily serve as a home office or gym, a half bath, and direct access to your ATTACHED DOUBLE GARAGE. Greenwood/Greenbriar has so much to offer with an unbeatable, walkable lifestyle! You are just steps away from local shops, restaurants, parks, pathways, and the popular FARMERS MARKET. Plus, you are only minutes from multiple major shopping plazas, Market Mall, the University of Calgary, Foothills Hospital, and quick access to major highways for an easy escape to the mountains. This home shows 10/10 and offers the perfect blend of luxury and everyday convenience-come check it out before it’s gone! *Virtual staging was used in some of the pictures*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332301
Bedrooms	3
Bathrooms	4
Year Built	2023
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:	1,464 sq. ft.
Main Level Finished Area:	689 sq. ft.
Upper Level Finished Area:	775 sq. ft.
Below Grade Finished Area:	293 sq. ft.
Condo Fee:	$430.65
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	1,216 sq. ft.
Lot Frontage:	20'1"
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	1
Plan:	1912308
Heating:	Forced Air

Basement:	Partial, Finished, Other
Foundation:	Poured Concrete
Builder:	Alliston Group
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$159.60
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hudson West
Community:	Greenwood/Greenbriar
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A

Restrictions:	Board Approval, Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions
2nd Floor	Living Room · 14'2" × 11'1" ·
2nd Floor	Kitchen · 12'8" × 12'3" ·
2nd Floor	Dining Room · 12'8" × 11'2" ·
2nd Floor	Pantry · 5'4" × 4'7" ·
3rd Floor	Bedroom - Primary · 15'11" × 10'8" ·
3rd Floor	Bedroom · 13'8" × 9' ·
3rd Floor	Bedroom · 10'3" × 8'11" ·
Lower Level	Furnace/Utility Room · 7'3" × 6'10" ·
Lower Level	Flex Space · 10'8" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Front Yard, Landscaped, Low Maintenance Landscape, Private
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d60
Listed Date:	Jul 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/323-81-greenbriar-place-nw-calgary-a2332301/

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