85 Greenbriar Place NW

Calgary | Active | MLS® A2347874

$709,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2021**	**2,049 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

A former showhome brings an extra level of design and detail to this beautifully finished Greenwich end unit, pairing abundant natural light with a versatile 3-level layout and an insulated, drywalled, heated double attached garage. Extra windows take full advantage of the end-unit position, while central air conditioning keeps every season comfortable. Above grade on the entry level, a separate walkout entrance introduces a generous bedroom that easily adapts for guests, a home office, fitness space or hobbies, complemented by a convenient powder room. Gleaming hardwood flooring carries through an open main level designed to make everyday living and entertaining feel effortless. Oversized front windows overlooking the courtyard combine with additional side windows to brighten the inviting living area, while the dining space comfortably anchors gatherings large and small. Adjacently, a dedicated serving station with a bar fridge keeps coffee, drinks and entertaining essentials within easy reach. Sleek finishes continue into the kitchen, where full-height cabinetry, quartz countertops, black stainless steel appliances and a gas cooktop surround a waterfall-edge breakfast bar island made for casual meals and conversation. Just beyond, the covered balcony extends the living space outdoors for barbequing or unwinding and another powder room adds everyday practicality. A dual-primary configuration on the third level gives both bedrooms the privacy of their own ensuite. Generous proportions, additional windows and a custom walk-in closet distinguish the larger retreat, accompanied by a beautifully finished spa-inspired ensuite with full-height tile, dual sinks, an oversized shower and separate water closet. Across the hall, the second bedroom enjoys its own private 4-piece ensuite, eliminating the need to share. Upper-level laundry completes this thoughtfully planned floor. Outside your door, parks, pathways and community green spaces are close at hand, while Calgary Farmers' Market West, Greenwich shops and restaurants and WinSport add plenty to do nearby. The perfect balance of outdoor adventure and everyday convenience!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347874
Bedrooms	3
Bathrooms	4
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:	3 (or more) Storey
Total Living Area:	2,049 sq. ft.
Main Level Finished Area:	1,198.55 sq. ft.
Upper Level Finished Area:	850.74 sq. ft.
Condo Fee:	$465.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions
Lot Area:	1,427 sq. ft.
Lot Frontage:	21'10"
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2021 (Age: 5)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:2, Half:2)
Num Ensuite Baths:	2
Plan:	1912308
Heating:	Forced Air, Natural Gas
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	Four Plex
Roof:	Flat
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Insulated
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hudson West
Community:	Greenwood/Greenbriar
Amenities:	Snow Removal, Visitor Parking
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	None
Restrictions:	Easement Registered On Title, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom · 13' × 11' ·

Main Floor	Furnace/Utility Room · 9'6" × 6'6" ·
2nd Floor	Kitchen · 12'4" × 12'1" ·
2nd Floor	Pantry · 4'9" × 4'4" ·
2nd Floor	Dining Room · 11'1" × 10'5" ·
3rd Floor	Bedroom - Primary · 13'8" × 12'11" ·
3rd Floor	Walk-In Closet · 11' × 8'5" ·
3rd Floor	Bedroom · 12'3" × 11' ·
3rd Floor	Laundry · 5'2" × 3'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Courtyard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d60
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/85-greenbriar-place-nw-calgary-a2347874/

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

Data was last updated November 23, 2026 at 10:05 AM (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 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.