

# \$649,900 - 708 Greenbriar Common Nw, Calgary

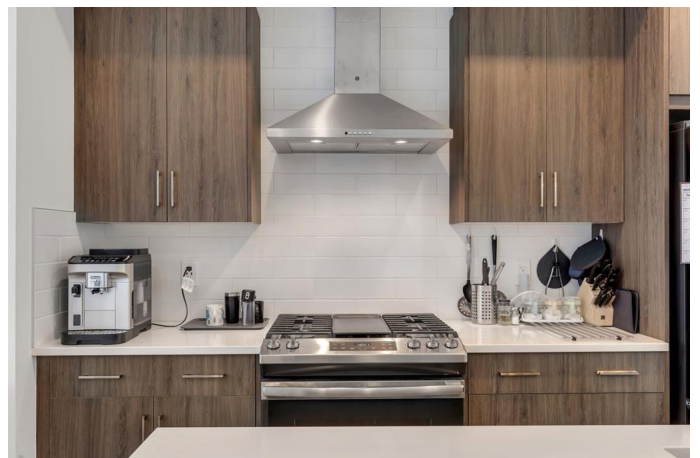
MLS® #A2195600

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,583 sqft  
Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

**\*\*Open House Saturday March 15th from 12:00pm-2:30pm\*\*** Welcome to the Corner Lot Amara Design Plan in Artis in Greenwich! This NY Inspired executive townhome offers over 1,580 square feet of open concept living with exceptional views into Bowness and additional corner windows providing ton of natural lighting throughout! This corner model features 3 Bedrooms, 3.5 Baths + Den for maximum flexibility of design and use of living space. This rare corner lot sits on the only 3-plex within the development, and offers a more private living experience with views onto parks & pathways and the mature and established tree-lines of Bowness. With East siding and South Backing exposures this home also provides additional corner windows offer the perfect blend of morning and late afternoon lighting. As you enter this home you'll find a fully developed bonus room containing the third bedroom and bathroom along with private double car side by side garage. The main floor features a large island with dedicated living room and dining room, oversized corner windows, and an elevated glass balcony with gas-line for full use of indoor/outdoor spacing. The upper level of this home features a double master bedroom + loft configuration with two generously sized bedroom with two full ensuites as well as a finished loft concept perfect for a 2nd living room or home office! . The interior finishes of this home were professionally crafted and curated from the Builder Show Home Package and contain



luxury vinyl plank throughout the main and lower level, quartz counter tops throughout, 9ft ceilings across all levels, stainless steel upgraded appliances with chimney hood fan and gas-stove, and High Efficiency building components of Triple-Pane Windows, Forced Air Furnace, and Heat Recovery Ventilator System. This home also features upgrades of 8ft Passage Doors throughout the home with Solid Interior finish, full tile backsplash & bathroom upgrade finishes, window coverings throughout, and Central Air Conditioning!! This was the builders most customized and open-concept floor plan allowing for flexibility of design and maximizing the natural lighting throughout. The exterior on this home was designed with N.Y in mind and comes with Red Brick Finish with Stucco Accenting, and Hardie Board Paneling for a more contemporary and lower maintenance Brownstone lifestyle. With ease of access to downtown Calgary (18 minutes), University of Calgary and Foothills Hospital (12 minutes), Banff/Canmore (under an hour), and within walking distance of the new Calgary Farmers Market come book your showing today to find out what makes Greenwich NW a great place to call home!

Built in 2019

### **Essential Information**

MLS® #	A2195600
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,583
Acres	0.00
Year Built	2019

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	708 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J2

### **Amenities**

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Private, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	23

Zoning	M-CG
HOA Fees	150
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            RE/MAX House of Real Estate

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