\$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 April 5th from 1:00pm-3:30pm 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'II 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 flexility 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

Year Built

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

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 Snow Removal, Trash, Visitor Parking, Park

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In

Closet(s), Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas

Stove

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, Corner Lot, Landscaped, Low

Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Brick, Composite Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 19th, 2025

Days on Market 44

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

Listing Details

Listing Office RE/MAX House of Real Estate

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