

**618 Greenbriar Common NW
Calgary, Alberta**

MLS # A2179552



\$439,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,040 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Landscaping		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to 618 Greenbriar Common NW. This Corner Unit Top Floor Stacked Townhome offers luxury interior finishes with a designer curated open concept floor plan. This home offers a 2 Bedrooms, 2 Full baths design with over 1,000 sqft of living space with a single-attached private garage, and full builder upgrade package. This home combines the best of townhome privacy mixed with apartment condominium living. As you enter this home you'll find the foyer with under-stair storage along with two flights of stairs up to your private top floor layout. Once on the upper level you'll find an open concept living space with dedicated living and dining room, full and bright upgraded kitchen, and large glass panelled balcony for sweeping views into Bowness and the surrounding community. There were only a limited number of stacked models designed for this community and this home offers one of the rare opportunities to showcase full views and privacy into Bowness and established green spaces. This home configuration offers 2 bedroom, 2 full bath layout across one full floor with the primary bedroom providing additional corner windows with a ton of natural lighting containing South Backing and East Siding Exposures, a generous sized closet, and a full private ensuite with walk-in shower. This home was constructed with luxury in mind and provides vinyl plank flooring through Divines Floorings Voyage Line, Quartz Counter Tops Throughout, Upgraded Stainless Steel Gourmet Appliances, Upgraded Tile work in the Kitchen and Bathrooms, Upgraded Carpet and Underlay, Window Coverings, 9ft Ceilings Throughout, and A/C Unit (wall mounted). Within the community of Greenwich you'll also find access to walkable commercial shopping with the Calgary Farmers Market, Analog Coffee, Market Wines, and Mash Pizza. The

developer has also set up established Bike and Walkings Trails, and also boasts two Playgrounds within the community along with an Off-Leash Dog Park! Located only 18 minutes from Downtown Calgary, 12 Minutes to the University/Foothills Hospital, and only 45 Minutes from the Mountains, come find what makes Greenwich a Premiere NW Community to call home.