



THE
A-TEAM

**RE/MAX
FIRST**

163 GREENBRIAR Place, Calgary T3B 6J3

MLS® #: **A2143764** Area: **Greenwood/Greenbriar** Listing Date: **06/21/24** List Price: **\$655,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2023**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,562**
 Low Sqft:
 Ttl Sqft: **1,562**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac, Street Lighting, Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Lighting, Playground, Rain Gutters**

Construction: **Brick, Composite Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	13`3" x 12`9"	Dining Room	Second	11`7" x 10`6"
Living Room	Second	14`0" x 12`10"	Laundry	Second	4`11" x 3`8"
Bedroom	Main	9`4" x 8`6"	Bedroom - Primary	Third	13`6" x 11`6"
Bedroom	Third	13`11" x 9`1"	Bedroom	Third	11`11" x 7`8"
Furnace/Utility Room	Main	6`4" x 3`1"	2pc Bathroom	Second	5`2" x 5`2"
4pc Bathroom	Third	8`6" x 4`11"	3pc Ensuite bath	Third	8`0" x 4`11"
3pc Ensuite bath	Main	6`3" x 5`1"			

Condo Fee:
\$291

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d60

Legal Desc: **1912358**

Remarks

Pub Rmks: **Discover the allure of this brand-new, never-before-lived-in townhome nestled in the thriving community of Greenbriar/Greenwich in the heart of NW Calgary. Crafted by the renowned Landmark homes, this residence boasts 1562 square feet of elegantly designed living space and includes a double-attached garage for your convenience. Within its walls, you will find a total of four bedrooms, providing ample room for your family's needs. Three of these bedrooms grace the upper floor, ensuring both privacy & proximity for your loved ones. On the lower main floor, the fourth bedroom complete with a full ensuite bathroom featuring a stand-up shower, this space guarantees comfort and privacy for your guests or family members. Throughout the home, a total of 3.5 meticulously crafted bathrooms stand ready to accommodate your daily routine. For the culinary enthusiast, the kitchen on the second level equipped with ample counter space, contemporary appliances and abundant storage. The adjacent dining room is the perfect backdrop for shared meals, while the living room at the front presents captivating vistas of Canada Olympic Park, fostering an atmosphere of relaxation and entertainment. The master bedroom situated on the upper floor, with its generous dimensions and carefully positioned windows. It is not only bathes the room in natural light but also frames panoramic view of Canada Olympic Park, creating an oasis of tranquility. Embracing the coveted corner position, this townhome fosters an environment of peace and serenity. The nearby Calgary Farmer's Market adds a delightful touch, providing access to fresh, locally sourced produce. Seamless access to major roadways ensures that daily commutes and expeditions are effortlessly accomplished. Schedule a private viewing to experience the fusion of modern living and natural beauty in Greenbriar/Greenwich.**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









