



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**414 GREENBRIAR Common, Calgary T3B6J4**

MLS® #: **A2149759** Area: **Greenwood/Greenbriar** Listing Date: **07/18/24** List Price: **\$484,900**  
Status: **Active** County: **Calgary** Change: **-\$7k, 20-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,183**  
Low Sqft:  
Ttl Sqft: **1,183**

DOM

**60**  
Layout  
Beds: **2 (2 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:  
Lot Feat: **Low Maintenance Landscape, Landscaped**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**  
Construction: **Brick, Composite Siding, Stucco**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$198**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d60**

Legal Desc: **1912358**

Remarks

Pub Rmks: **Welcome to your dream home! This gorgeous LOW condo fee, 2-storey townhome in the highly sought-after community of Greenwich offers the perfect blend of style, comfort, and convenience. With an open-concept design and an abundance of natural light, this home exudes warmth and sophistication. Located in Greenwich, Calgary, this townhome features 2 spacious bedrooms and 3 bathrooms. The sleek kitchen is a delight, boasting quartz countertops, upgraded stainless steel appliances, and a stunning herringbone backsplash. The open concept living area is perfect for entertaining with large windows that fill the space with natural light. The primary bedroom is a true retreat, complete with a luxurious ensuite bathroom, providing a serene space to unwind after a long day. Enjoy the convenience of an attached garage and the close proximity to a variety of schools and amenities. Whether you're shopping at the Calgary Farmer's Market, enjoying the recreational activities at WinSport COP, or exploring the shops and restaurants at Greenwich Village Plaza, everything you need is just minutes away. You have a variety of public schools - K-12, perfect for all families. For those who love the great outdoors, you'll appreciate being just a 30-minute drive from the stunning mountain landscapes, perfect for weekend getaways and outdoor adventures. Or you are just 18 minutes from downtown! The best of both worlds! Don't miss the opportunity to make this beautiful townhome your own. Contact your favorite Realtor today to schedule a viewing and experience the best of Greenwich living!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

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