



THE
A-TEAM

**RE/MAX
FIRST**

616 GREENBRIAR Common, Calgary T3B 6J2

MLS® #: **A2166411** Area: **Greenwood/Greenbriar** Listing Date: **10/01/24** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot,Few Trees,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Views**
 Park Feat: **Garage Door Opener,Single Garage Attached**

DOM

16
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Lower	7`8" x 16`2"	Bedroom	Lower	8`7" x 7`8"
Furnace/Utility Room	Lower	5`8" x 5`7"	2pc Bathroom	Lower	5`3" x 8`2"
Living Room	Main	14`8" x 9`9"	Dining Room	Main	14`6" x 11`3"
Bedroom - Primary	Main	14`5" x 11`3"	Bedroom	Main	8`4" x 11`3"
Laundry	Main	6`6" x 5`4"	3pc Ensuite bath	Main	8`1" x 5`10"

4pc Bathroom

Main

8`1" x 4`11"

Laundry
Legal/Tax/Financial

Main

4`11" x 5`4"

Condo Fee:
\$201

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d60

Legal Desc: 1912358

Remarks

Pub Rmks: ****Open House Event October 5th-6th from 12:00pm-4:30pm** Welcome to the Artis in Greenwich Development in NW Calgary! This NY Inspired Stacked Townhome offers luxury interior finishes in one of Calgarys Premiere NW Communities. This Corner Unit Townhome offers 3 Bedroom with 3 Full baths across 1,100+ square feet.. This home features 9ft ceilings across all floors for exceptional natural lighting, and open unobstructed views into Bowness and onto mature tree landscapes. This home was completed with full builder upgrade package and showcases interior finishes of Luxury Vinyl Plank, Quartz Counter Tops throughout, Upgraded Stainless Steel Gourmet Kitchen Appliances, Full Height to Ceiling Tile across all bathrooms, Window Coverings Throughout, and Central Air Conditioning. As you enter the home from your single car attached garage you'll find a fully developed bonus room space containing the 3rd full bedroom and bathroom with walk-out patio onto low maintenance landscaping. From the lower level there is one flight of stairs up to the main floor containing your upgraded kitchen, open living room/dining room spacing with an elevated glass balcony off the main floor containing open views of the surrounding area and paramount privacy. The main floor also boasts a large size primary bedroom with additional corner windows with a ton of natural lighting of East and South exposures, a generous sized closet, and a full private ensuite with walk-in shower. The main floor also provided a full secondary bedroom and bathroom and in-unit laundry room for a full 2 bedroom, 2 full baths open concept living across just one floor. Within the community of Greenwich enjoy access to walkable commercial shopping with the Calgary Farmers Market - Analog Coffee - and Mash Pizza, There are also Bike and Walkings Trails, Two Playgrounds, and an Off-Leash Dog Park! Located only 18 minutes from Downtown Calgary, 12 Minutes to the University and Foothills Hospital, and only 45 Minutes from the Mountains, come find what makes Greenwich Calgary one of the most sought after NW Communities!**

Inclusions:
Property Listed By: None
RE/MAX House of Real Estate

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





616 Greenbriar Common NW



Date: Sept 23 2024
 Property Type: Townhouse
 Ground Level: 360 sq ft / 35.30 sq m2
 Main Floor: 814 sq ft / 75.62 sq m2
 Total RMS: 1194 sq ft / 110.92 sq m2

*** All Measurements adhere to RECA and RMS standards ***

Andreas Angelakis









