



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**618 GREENBRIAR Common, Calgary T3B 6J2**

MLS®#: **A2169577**      Area: **Greenwood/Greenbriar**      Listing Date: **10/01/24**      List Price: **\$479,900**  
 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:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,040**  
                     Low Sqft:  
                     Ttl Sqft: **1,040**

DOM

**16**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

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

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

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Lower	10`6" x 7`10"
Living Room	Upper	10`8" x 11`2"
Furnace/Utility Room	Upper	6`2" x 4`7"
Laundry	Upper	4`10" x 4`7"
Bedroom	Upper	8`2" x 11`1"
4pc Bathroom	Upper	8`11" x 4`11"

Room	Level	Dimensions
Dining Room	Upper	8`5" x 7`1"
Kitchen	Upper	8`5" x 11`6"
Hall	Upper	8`4" x 6`4"
Bedroom - Primary	Upper	14`6" x 11`1"
3pc Ensuite bath	Upper	8`2" x 5`1"

Legal/Tax/Financial

Condo Fee:  
**\$197**

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

Zoning:  
**M-CG**

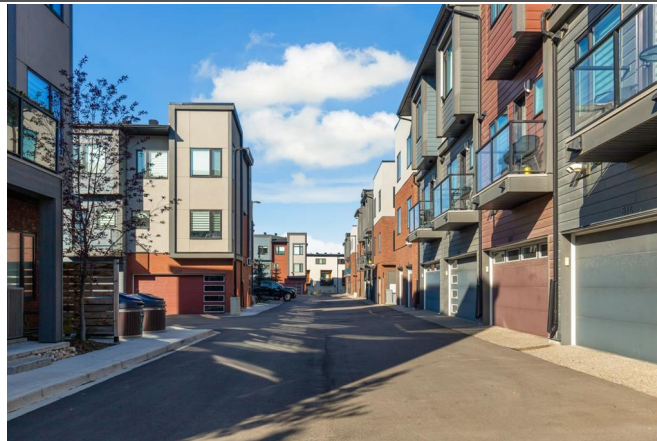
Legal Desc: **1912358**

Remarks

Pub Rmks: **\*\*Open House Event October 5th and 6th from 12:00pm-4:30pm\*\* 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, a single-attached 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 bight 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 the 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.**

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**



618 Greenbriar Common NW



Date: Sept 23 2024  
Property Type: Townhouse  
Ground Level: 152 sq ft 14.12 sq m2  
Main Floor: 488 sq ft 45.48 sq m2  
Total RMS: 1940 sq ft 180.61 sq m2

All Measurements adhere to RECA and RMI standards

Andreas Angelidakis











