

618 GREENBRIAR Common, Calgary T3B 6J2

MLS®#: **A2179552** Area: **Greenwood/Greenbria**Listing **11/15/24** List Price: **\$439,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



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: Park Feat: Residential DOM 5

Finished Floor Area Beds:

 Finished Floor Area
 Beds:
 2 (2)

 Abv Sqft:
 1,040
 Baths:
 2.0 (20)

 Low Sqft:
 Style:
 2 Storey

Ttl Sqft: **1,040**

<u>Parking</u>

Ttl Park: 1
Garage Sz: 1

Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Landscape, Landscaped Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle

Heating: High Efficiency, Forced Air, Natural Gas

Sewer:

Ext Feat: Balcony, Courtyard, 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

Built-in Features, High Ceilings, Open Floorplan, Quartz Counters

Int Feat: Utilities:

Room Information

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

Foyer Lower 10`6" x 7`10"

Legal/Tax/Financial

Condo Fee:

\$197 Fee Simple
Fee Freg:

Zoning: **M-CG**

Monthly

Title:

Legal Desc: **1912358**

Remarks

Pub Rmks:

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 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 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/Foothil

Inclusions:

Property Listed By: RE/MAX House of Real Estate

n/a

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



























