



THE
A-TEAM

**RE/MAX
FIRST**

618 GREENBRIAR Common, Calgary T3B 6J2

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

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

5
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,Few Trees,Low Maintenance Landscape,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Private Entrance**

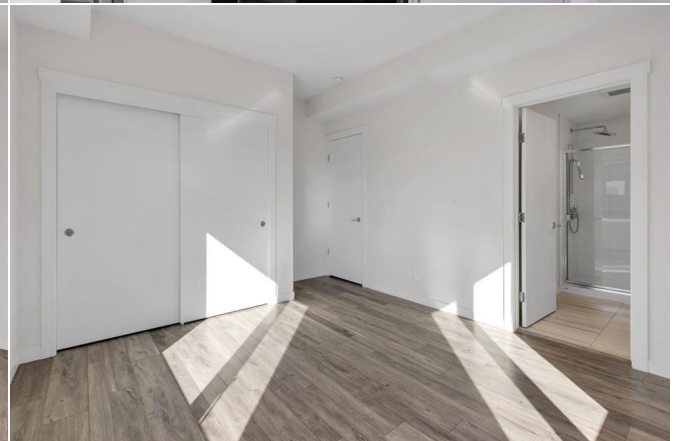
Construction: **Brick,Composite Siding,Stucco**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

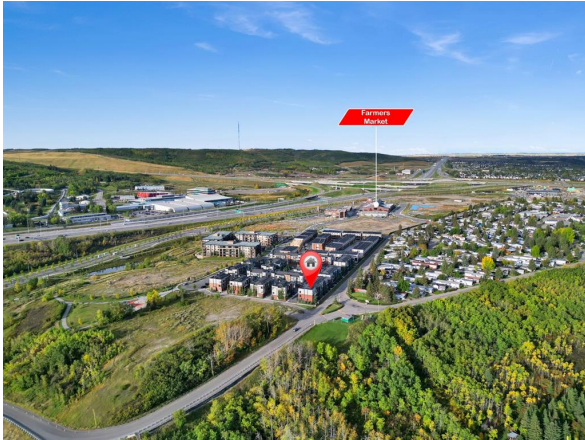
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"











618 GreenStar Common NW



Date: Sept 23 2024
 Property Type: Townhouse
 Ground Level: 852 sq ft / 78.12 sq m²
 Main Floor: 588 sq ft / 54.28 sq m²
Total RMS: 1440 sq ft / 132.41 sq m²

All Measurements adhere to RECA and RMC standards

Andreas Angelidakis