



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 GREENBRIAR Common, Calgary T3B6J3**

MLS®#: **A2191288** Area: **Greenwood/Greenbriar** Listing Date: **01/30/25** List Price: **\$619,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2022**

Lot Information

Lot Sz Ar: \_\_\_\_\_  
 Lot Shape: \_\_\_\_\_  
 Finished Floor Area  
 Abv Sqft: **1,582**  
 Low Sqft: \_\_\_\_\_  
 Ttl Sqft: **1,582**

DOM

**2**  
Layout  
 Beds: **3 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Landscape, Landscaped**  
 Park Feat: **Additional Parking, Double Garage Attached, Driveway, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency, Forced Air**  
 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, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)**  
 Utilities: \_\_\_\_\_

Room Information

Room	Level	Dimensions
Den	Lower	12`7" x 6`10"
3pc Bathroom	Lower	5`3" x 6`5"
Living Room	Main	17`2" x 12`7"
Laundry	Main	5`1" x 4`10"
Bedroom - Primary	Upper	11`7" x 18`6"
Bedroom	Upper	7`7" x 10`7"
Walk-In Closet	Upper	6`11" x 4`2"

Room	Level	Dimensions
Furnace/Utility Room	Lower	6`3" x 4`1"
Dining Room	Main	12`10" x 10`9"
Kitchen	Main	12`10" x 13`5"
2pc Bathroom	Main	5`1" x 5`1"
Bedroom	Upper	9`2" x 12`8"
Hall	Upper	8`0" x 5`2"
3pc Ensuite bath	Upper	5`0" x 9`1"

**4pc Bathroom**

**Upper**

**5`0" x 8`2"**

Legal/Tax/Financial

Condo Fee:  
**\$401**

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

Zoning:  
**M-CG**

Legal Desc: **1912358**

Remarks

Pub Rmks:

**Welcome to the Amara Corner Lot Design Plan in Greenwich NW Calgary. This NY inspired executive townhome offers over 1,580+ Square Feet of open concept living space in Calgary's NW Community of Greenwich. This home features a 3 Bedroom + Den Design with 3.5 Baths. This model was created with a double wide garage with single car garage door + private driveway configuration for maximum storage and parking opportunities. This layout was completed with professional interior curated color packages and contains multitude of builder upgrades! This home was craftfully finished and features incredible finishes coupled with extraordinary natural lighting exposures. This home sits at a North Fronting exposure looking out onto the developments central courtyard and pathway systems, and provides East siding and South Backing exposures for maximum light opportunities on all corner windows. This home offers a walkout exposed aggregate patio facing the courtyard as well as an elevated glass panelled balcony for maximum use of outdoor space and views out onto the community. The interior of this home provides luxury vinyl plank throughout the main and lower levels, quartz counter tops across all floors, 9ft ceilings throughout, stainless steel upgraded gourmet appliances with chimney hood fan and gas-stove, and High Efficiency building components of Triple-Pane Windows, on Demand Navien Tankless Water, and a Heat Recovery Ventilator System. This Amara corner plan was upgraded with the Builder Show Home Package and offers additional upgrades of custom 3rd full bathroom on the lower level, black accenting on interior doors and bathrooms, 8ft Passage Doors with Solid Interior finish, full tile backsplash with custom grout design, and window coverings throughout. This was Landmark Homes most sought after floor plan offering galley kitchen design with dedicated living room and dining room areas for maximum use of square footage and entertaining spaces. The exterior on this home was designed with N.Y in mind and comes with James Hardie Panelling, Full Brick Accenting, and a Stucco Finish for a more contemporary and lower maintenance Brownstone lifestyle. With ease of access to downtown Calgary (18 minutes), University of Calgary and Foothills Hospital (12 minutes), Banff/Canmore (under an hour), and within walking distance of the new Calgary Farmers Market come book your showing today to find out what makes Greenwich NW a great place to call home!**

Inclusions:  
Property Listed By:

**Keyless Entry, Door Bell Camera  
RE/MAX House of Real Estate**

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











