



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 GREENBRIAR Common, Calgary T3B 6J3**

MLS® #: **A2201924** Area: **Greenwood/Greenbriar** Listing Date: **03/14/25** List Price: **\$599,900**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,577**  
 Low Sqft:  
 Ttl Sqft: **1,577**

DOM

**22**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Lane,Street Lighting**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`8" x 6`5"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>4`1" x 6`5"</b>
<b>Kitchen</b>	<b>Second</b>	<b>12`9" x 14`1"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>4`11" x 9`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`0" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>11`7" x 18`7"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>7`5" x 13`6"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`1" x 4`10"</b>
<b>Living Room</b>	<b>Second</b>	<b>17`3" x 20`10"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>4`11" x 8`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>7`10" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 6`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$395**

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

Zoning:  
**M-CG**

Legal Desc: **1912358**

Remarks

Pub Rmks: **4 BEDS 3.5 BATH | ATTACHED GARAGE | GREENBRIAR COMMUNITY | SOUTH FACING BALCONY | AC | ACROSS FROM A GREEN SPACE | Welcome to this beautifully designed townhouse, where modern finishes and a warm, inviting ambiance create the perfect living space. As you step through the front door, soaring 9-foot ceilings and abundant natural light enhance the bright and spacious layout. The main floor features a versatile bedroom with an adjoining bathroom, ideal for guests, a home office, or added convenience. A well-placed utility room and direct access to the attached garage enhance the home's functionality. Upstairs, the heart of the home awaits. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, ample cabinetry, and a stunning island—perfect for preparing meals and entertaining. Step onto the balcony to enjoy your morning coffee or host guests in a charming outdoor setting. The adjacent living room provides a welcoming space to relax and spend quality time with loved ones. For added convenience, a laundry room and a half bathroom is also located on this level. The third floor offers two well-sized bedrooms with generous closet space, ideal for family members or guests, along with a beautifully appointed 4-piece main bathroom. The primary suite (third bedroom) serves as a private retreat, complete with a spacious walk-in closet and a luxurious 3-piece ensuite designed for relaxation and comfort. Nestled in the community of Greenbriar, this home offers the perfect blend of tranquility and convenience. With parks just steps away and major amenities within close reach, everything you need is right at your fingertips. Easy access to major roadways ensures a seamless daily commute, giving you more time to enjoy the things that matter most. The unit comes well-equipped with many upgrades including: AC, blinds, two balconies, hardie board exterior, upgraded cabinets & counters, and more. Experience the perfect combination of modern elegance and cozy charm in this exceptional townhouse. Don't miss your chance to make it yours—schedule a showing today!**

Inclusions: **None**  
Property Listed By: **Real Broker**

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









