

\$599,900 - 610 Greenbriar Common Nw, Calgary

MLS® #A2095143

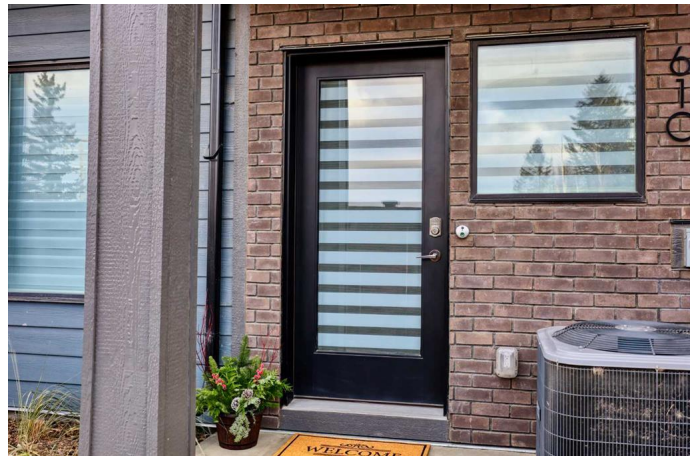
\$599,900

4 Bedroom, 4.00 Bathroom, 1,533 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

LOCATION is everything, and this sweet 3 level townhouse has it all! Central NW location with easy access east to downtown, and west to the mountains. Children's Hospital, Foothills Hospital, University of Calgary are not far away. WinSport Canada Olympic Park is just 5 minutes away - you can watch the skiers out your kitchen windows! The popular new Greenwich development is a 59 acre master-planned community that includes children's playground, walking trails, dog park and 16 acres of restored Bow River habitat. You can walk to the fabulous new Calgary Farmers Market West and boutique shopping, restaurants and coffee shops. More shops and professional services are planned for the community. This home is the Calla model by Artis, built by Landmark Homes. The 3 level home has 4 Bedrooms, 3.5 baths and a double attached garage giving you 1532 square feet to call home. The stylish package is spotless and easy to keep that way with its low maintenance finishes. The kitchen, living room and dining room are open plan, with a glass panelled balcony on each end. Follow the sun with the balconies - one balcony is south-facing off the kitchen, the other is north-facing off the living room. The laundry room is conveniently located near the kitchen. On the upper level are three bedrooms with a 4-piece bath with soaking tub shared with two bedrooms. The spacious primary bedroom has a 3-pce ensuite and walk in closet. The 4th bedroom and ensuite are located on the entry



level. The 4th bedroom could also be used as a quiet office next to the front door. Ceilings are all 9' and over-height interior doors add to the feeling of spacious grandeur. Air conditioning and energy-efficient heating, plus triple pane windows makes the home comfortable all year long. Privately situated at the back of the complex, well away from highway noise or visibility, yet close to all conveniences. This is a lovely quality-built townhouse located in a desirable newer complex in a vibrant, up-and-coming community. The home is in excellent condition, under warranty and is perfect for a family needing 4 bedrooms and attached side-by-side parking for two cars. Quick possession is possible. **NOTE: Seller is willing to PRE-PAY ONE YEAR OF CONDO FEES on behalf of a successful buyer.**

Built in 2020

Essential Information

MLS® #	A2095143
Price	\$599,900
Sold Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,533
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address 610 Greenbriar Common Nw

Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J2

Amenities

Amenities	Dog Park, Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated, Side By Side

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, High Efficiency, Forced Air, Humidity Control, Natural Gas
Cooling	Central Air, Full
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
Date Sold	April 5th, 2024
Days on Market	129
Zoning	M-CG d60
HOA Fees	0.00

Listing Details

Listing Office

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