

\$639,900 - 104 Greenbriar Common Nw, Calgary

MLS® #A2105384

\$639,900

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to the Amara Corner Lot Design by Artis in Greenwich and Landmark Homes! This NY inspired townhome offers over 1,550+ Square Feet of open concept living space in Calgary's NW Community of Greenwich. This 3 Bedrooms, 2.5 Baths + Den plan provides a double car attached garage, custom designer implemented color scheme, and a multitude of builder upgrade features! This rare corner lot offers West Fronting access for full afternoon sun through the front entry den, main floor living room, and primary bedroom, and contains South Siding exposures along the corner model containing views onto park and pathway systems and full views onto Canada Olympic Park! The interior of this home contains luxury vinyl plank throughout the main and lower level, quartz counter tops with waterfall island, 9ft ceilings, stainless steel appliances (gas-stove), brick accenting containing living room fireplace, and High Efficiency building components containing high-velocity heating systems, triple pane windows, tankless Navien hot water. This home is located on the West Corner of the development and offers ease of access to visitor parking, walking trails, and park and playground. The exterior on this home was designed with N.Y in mind and comes with red brick finish and stucco accenting for a more contemporary and lower maintenance Brownstone Build opportunity. 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 a great place to call home!

Built in 2023

Essential Information

MLS® #	A2105384
Price	\$639,900
Sold Price	\$630,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	104 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6J3

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Tankless Hot Water,
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	Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	March 4th, 2024
Days on Market	31
Zoning	M-CG d60
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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