

\$614,000 - 614 Greenbriar Common Nw, Calgary

MLS® #A2115641

\$614,000

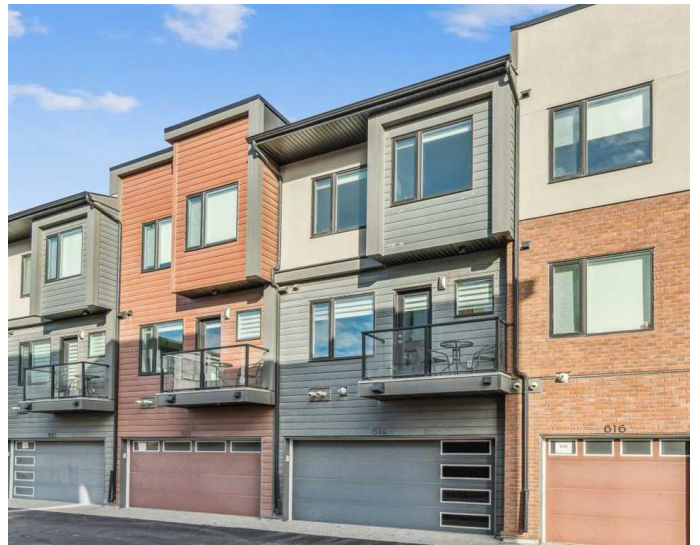
4 Bedroom, 4.00 Bathroom, 1,533 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to 614 Greenbriar Common NW.

****NOTE: Seller is willing to PRE-PAY ONE YEAR OF CONDO FEES on behalf of a successful buyer.**** This 4-bedroom, 3.5 bath townhouse is the Calla model by Artis, built by Landmark homes in 2020. The 4th bedroom with ensuite is located on the ground, entry level – perfect for guests or a home office. The spacious open plan kitchen, living and dining area, powder room and laundry room are on the main second floor. The kitchen features a huge island with seating for 4. Quartz countertops and 9’™ ceilings are throughout the home. With large windows and glass doors leading to balconies on both sides, main floor living is light and bright. The views to the north are expansive, looking over the river valley. It’s™ a quick drive to downtown, Foothills Hospital, Children’s™ Hospital and the University of Calgary. Easy access to 16th Ave NW/Hwy 1 takes you downtown to the east or the Rocky Mountains, Banff and Canmore to the west. Just across the street is Canada Olympic Park for skiing as well as stopping and restaurants nearby. This townhouse is tucked away at the back of the community, so it is peaceful and quiet. The top level features three good size bedrooms, including a primary bedroom with ensuite with large shower and walk-in closet. An additional four-piece bath completes the upstairs. The attached two-car garage and the mudroom/entry makes life convenient. The popular new Greenwich development is a



59-acre master-planned community that has it all, including 16 acres of restored Bow River habitat and fenced off-leash dog park. You can walk to the new Calgary Farmers Market West and boutique shopping, restaurants and coffee shops. Air conditioning and energy-efficient heating, plus triple-pane windows, make the home comfortable all year long. 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 or investor needing 4 bedrooms and side-by-side parking for two cars. Complete furniture and equipment package available. Quick possession is possible.

Built in 2020

Essential Information

MLS® #	A2115641
Price	\$614,000
Sold Price	\$610,000
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	614 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 6J2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated

Interior

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

Exterior

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

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 28th, 2024
Days on Market	9
Zoning	M-CG d60
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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