

\$655,000 - 157 Greenbirar Place Nw, Calgary

MLS® #A2138762

\$655,000

4 Bedroom, 4.00 Bathroom, 1,632 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to the Calla Design Plan in Artis in Greenwich by Landmark Homes! This NY inspired executive townhome offers over 1,600 Square Feet of open concept living space in Calgarys NW Community of Greenwich. This home offers 4 Bedrooms, 3.5 Baths and provides a double car attached garage, custom designer implemented color scheme, and a multitude of builder upgrade features! This rare Boulevard lot provides incredible curb appeal, and offers South Fronting access for full afternoon sun through the 4th bedroom, main floor living room, and primary bedroom spaces. This home also comes with a front entry exposed aggregate patio and two main floor balconies for great outdoor spacing!! Along the boulevard this home also offers ease for additional parking, a 2 minutes walk to the Park and Playground at the end of the quiet cul-de-sac, and 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 throughout, stainless steel upgraded whirlpool appliances, and High Efficiency building components containing high-velocity heating systems, triple pane windows, and tankless Navien hot water. This was the builders most customized and open-concept floor plan with great flexibility on design and a true 4 bedroom, 3 full baths concept! . The exterior on this home was designed with N.Y in mind and comes with James Hardie Panelling, 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!

Built in 2023

Essential Information

MLS® #	A2138762
Price	\$655,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,632
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	157 Greenbirar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Few Trees, Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 18th, 2024
Days on Market	12
Zoning	M-CG d60
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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