

\$649,900 - 255 Greenbriar Common Nw, Calgary

MLS® #A2204760

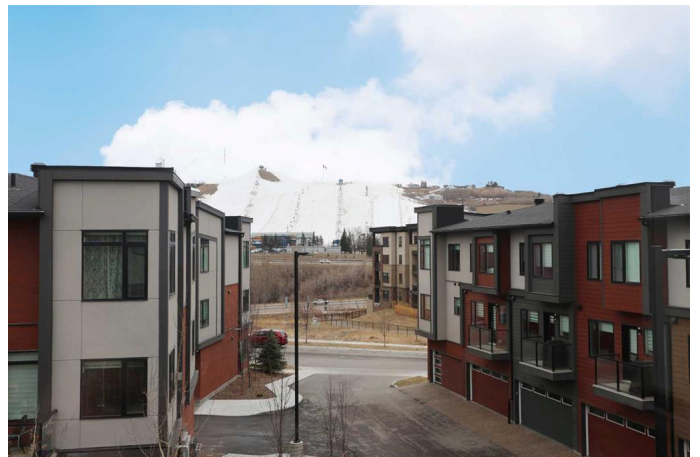
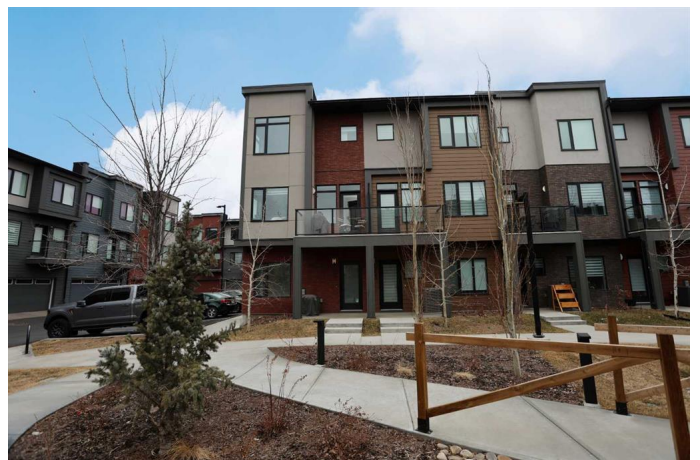
\$649,900

2 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Incredible opportunity in this extensively upgraded brownstone in the ARTIS townhome project in the master-planned urban neighbourhood of Greenwich from Melcor Developments. With stunning unobstructed views of Canada Olympic Park, this stylish 3-storey end unit enjoys vinyl plank floors & quartz countertops, 2 bedrooms & 2.5 bathrooms, soaring 9ft ceilings on all 3 levels, sleek designer kitchen with GE appliances & coveted location on the central community park. Available for quick possession, you will just love the grace & ambiance of this New York-inspired home, which features a wonderful open concept design drenched in natural light; the sunny South-facing living room has a beautiful brick-facing electric fireplace & balcony, dining room with big corner windows & gorgeous kitchen with glossy white soft-close cabinetry & black hardware, quartz counters, black herringbone backsplash & stainless steel appliances including gas stove & chimney hoodfan. Both of the bedrooms are a fantastic size with walk-in closets & full ensuites; the primary bedroom also has a large 2nd closet & the ensuite has double vanities & separate shower & tub. On the ground level there is a great flex room area which would make a super home office, gym or lounge. Additional extras include the large laundry room with stacking GE washer & dryer, Toto toilets & quartz counters in the bathrooms, oversized single garage with loads of space for storage, full-height tile



surround around the bathtubs, full-height mirrors, undermount sinks & central air. Premier location within walking distance to community parks & playground, winding trails along the escarpment & only minutes to The Marketplace in Greenwich Village “ with its trendy boutiques & restaurants, services & Calgary Farmers’™ Market West. And with the TransCanada Highway at your doorstep, you’ve™ got quick easy access to Canada Olympic Park & WinSport, major retail centers, hospitals, University of Calgary, the mountains & downtown. Ready & waiting here just for you!

Built in 2019

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2204760 |
| Price | \$649,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,588 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 255 Greenbriar Common Nw |
| Subdivision | Greenwood/Greenbriar |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 6J3 |

Amenities

| | |
|----------------|--|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached, Garage Faces Rear, Oversized |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Storage |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Brick Facing, Living Room |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description | Back Lane, Low Maintenance Landscape, Underground Sprinklers, Views |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 38 |
| Zoning | M-CG |
| HOA Fees | 160 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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