

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

MLS® #A2204760

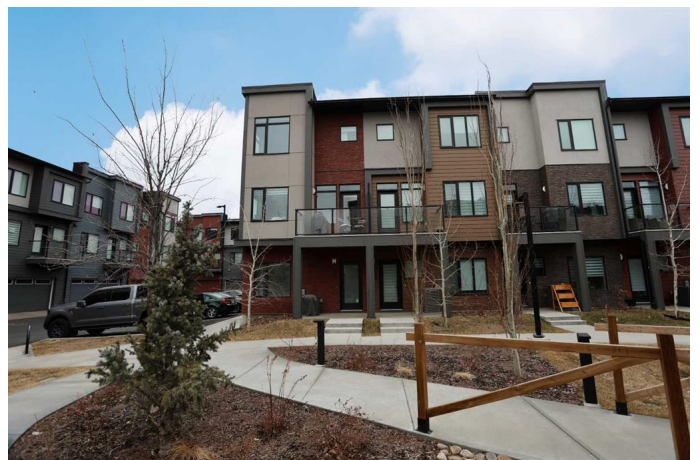
**\$649,900**

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	Garage Faces Rear, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Electric, 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	23
Zoning	M-CG
HOA Fees	160
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
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