

255 Greenbriar Common NW  
Calgary, Alberta

MLS # A2236431



**\$575,000**

|                  |                                                                     |               |                  |
|------------------|---------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Greenwood/Greenbriar                                                |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                               |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                                  |               |                  |
| <b>Size:</b>     | 1,588 sq.ft.                                                        | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Garage Faces Rear, Oversized, Single Garage Attached                |               |                  |
| <b>Lot Size:</b> | -                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, Underground Sprinklers, Views |               |                  |

|                    |                                                                                                                        |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                        | <b>Condo Fee:</b> | \$ 395 |
| <b>Basement:</b>   | None                                                                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                                                                                              | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete                                                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                    |                   |        |

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 &ndash; 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!