

780-380-6207  
meghan@meghanrobinson.net

## 255 Greenbriar Common NW Calgary, Alberta

MLS # A2236431



# \$605,000

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

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

Inclusions: 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!