

# \$575,000 - 255 Greenbriar Common Nw, Calgary

MLS® #A2236431

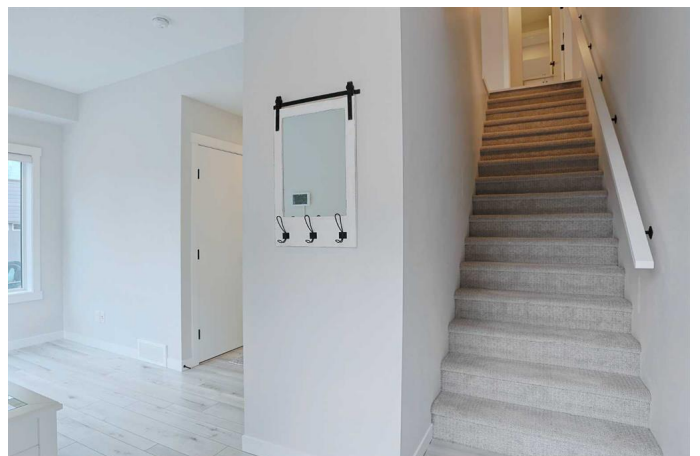
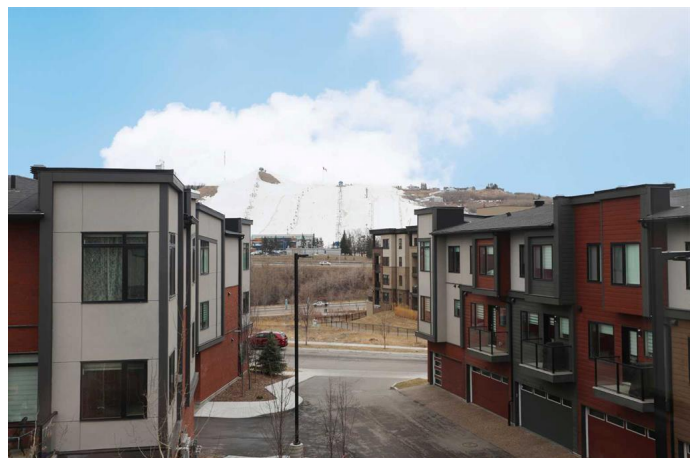
**\$575,000**

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® #         | A2236431      |
| Price          | \$575,000     |
| 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                                                                                    |
| # of Stories      | 3                                                                                                                      |
| 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, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 34             |
| Zoning         | M-CG           |
| HOA Fees       | 160            |
| HOA Fees Freq. | ANN            |

### Listing Details

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

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