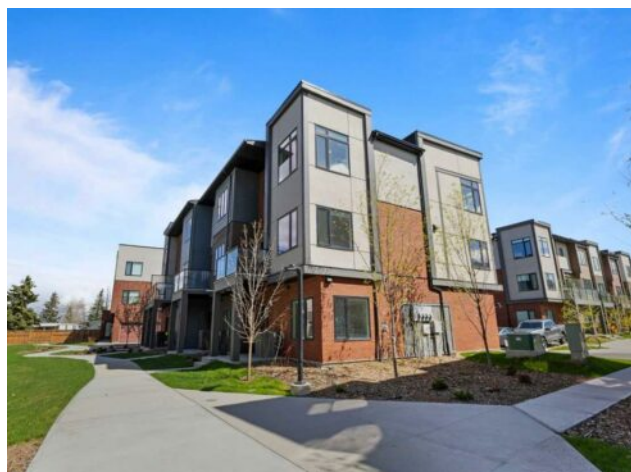


304 Greenbriar Common NW
Calgary, Alberta

MLS # A2219665



\$615,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,601 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)

Inclusions: NA

Discover a rare opportunity to own a beautifully upgraded, end unit, brownstone in the sought-after ARTIS townhome community, part of the thoughtfully designed Greenwich neighborhood by Melcor Developments. This modern, New York-style 3-storey townhome blends timeless design with contemporary finishes—featuring wide vinyl plank flooring, quartz countertops, and 9-foot ceilings throughout. Bathed in natural light, the open-concept layout offers a bright living room and access to a private balcony. The sleek chef’s kitchen impresses with high-gloss white soft-close cabinetry, quartz counters, black herringbone tile backsplash, and premium GE stainless steel appliances including a gas range. Upstairs, the spacious primary suite includes a walk-in closet and private ensuite. Two additional bedrooms offer generous space—ideal for family, guests, or a home office. The entry-level flex room is perfect as a gym, studio, or secondary lounge space. Additional highlights include a large laundry room with stacking GE washer & dryer, a double attached garage with ample storage, and central A/C. Nestled in a prime location just steps to scenic walking trails, parks, and playgrounds, and minutes from Greenwich Village Marketplace—with its boutique shops, restaurants, and Calgary Farmers’ Market West.