

## 255 Greenbriar Common NW Calgary, Alberta

**MLS # A2236431**


# \$605,000

<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's 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!