

\$479,900 - 414 Greenbriar Common Nw, Calgary

MLS® #A2211265

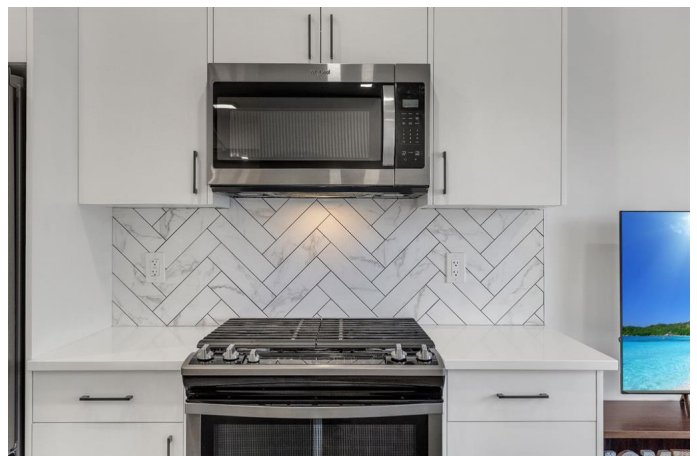
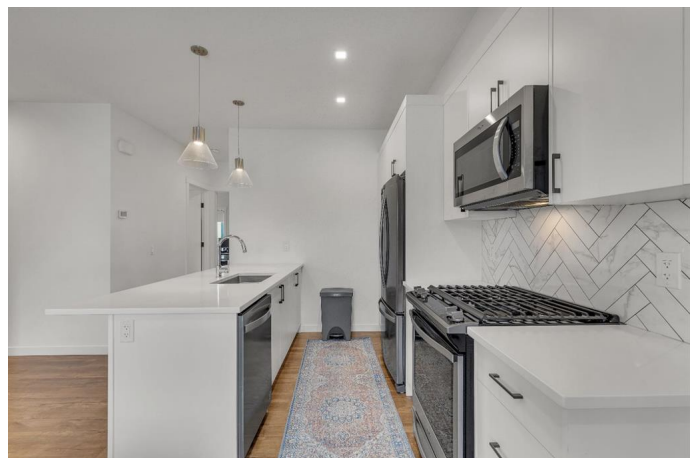
\$479,900

2 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to 414 Greenbriar Common NW!
This NY Inspired Stacked Townhome offers luxury interior finishes in one of Calgary's Premiere NW Communities. This Corner Unit Townhome boasts 2 Bedroom with 3 Full baths across over 1,100+ square feet of open concept living. This home features 9ft ceilings across all floors for exceptional natural light providing East Siding exposures for morning sun, and South Backing Exposures with views directly onto Canada Olympic Park! This home was completed with the full builder upgrade package and showcases interior finishes of Full Upgraded Luxury Vinyl Plank Throughout All Levels (No Carpet!!), Quartz Counter Tops in the Kitchen and Baths, Upgraded Stainless Steel Gourmet Kitchen Appliances, Full Height to Ceiling Tile across all bathrooms, Upgraded Custom Backsplash In Herringbone Lay, Window Coverings Throughout, and the Full Bonus Room Development Build of a 3rd Full Bathroom and Fireplace Build. As you enter the home from your single car attached garage you'll find the fully developed bonus room space containing the 3rd full bathroom and large open den configuration for flexibility on design. This level also provides a with walk-out patio onto low maintenance landscaping and pathway system. From the lower level there is one flight of stairs up to the main floor containing your upgraded kitchen, open living room/dining room spaces, and elevated glass balcony with gas-line for maximum use of outdoor spacing. This homes main floor also



boasts a large size primary bedroom with additional East Siding corner windows and a ton of natural lighting, a generous sized closet, and a full private ensuite with walk-in full tiled shower and upgraded black accenting throughout. The main floor also provided a full secondary bedroom and bathroom and in-unit laundry room for a full 2 bedroom, 2 full baths open concept living across just one floor. The development was also built with low maintenance exterior finishes containing Brick Finish on all Corner Lots, Hardie Board panelling, and Stucco accenting for a more durable exterior finish and long term longevity! Within the community of Greenwich enjoy access to walkable commercial shopping with the Calgary Farmers Market - Analog Coffee - and Mash Pizza. There are also Bike and Walkings Trails linking into Bowness and routes to inner-city, Two Playgrounds, and an Off-Leash Dog Park! Located only 18 minutes from Downtown Calgary, 12 Minutes to the University and Foothills Hospital, and only 45 Minutes from the Mountains, come find what makes Greenwich Calgary one of the most sought after NW Communities!

Built in 2021

Essential Information

MLS® #	A2211265
Price	\$479,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,194
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Active
--------	--------

Community Information

Address	414 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J4

Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2025
Days on Market	6
Zoning	M-CG

HOA Fees	160
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.