

# \$649,900 - 304 Greenbriar Common Nw, Calgary

MLS® #A2219665

**\$649,900**

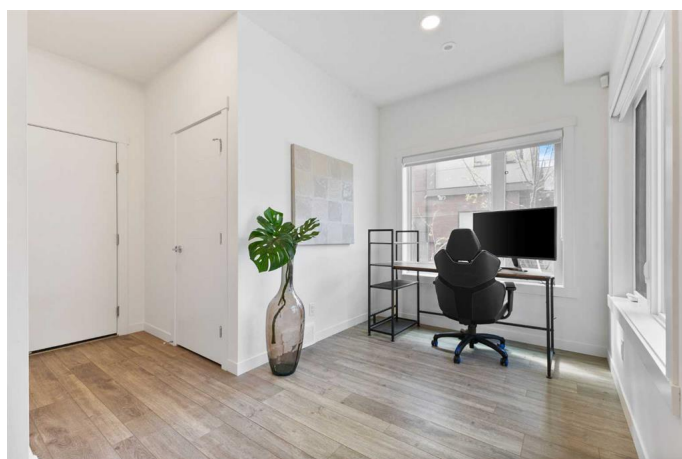
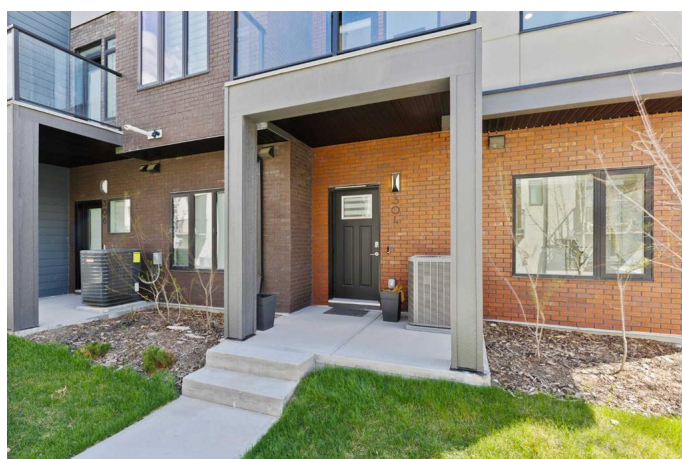
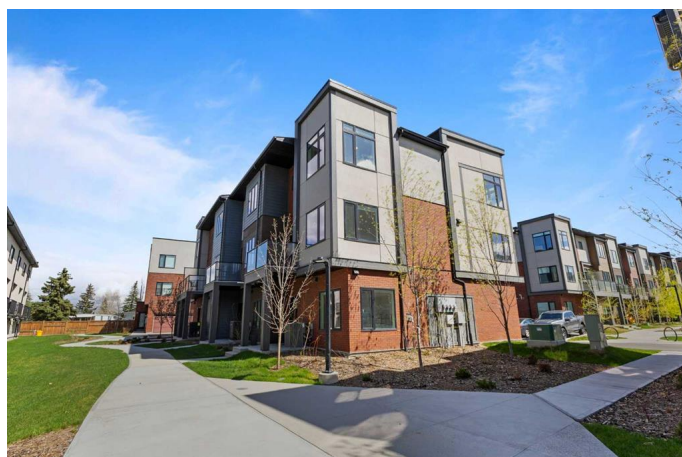
3 Bedroom, 3.00 Bathroom, 1,601 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

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.

Built in 2022



## Essential Information

MLS® #	A2219665
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	304 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J3

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

**Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	M-CG

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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