

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

MLS® #A2219665

**\$649,900**

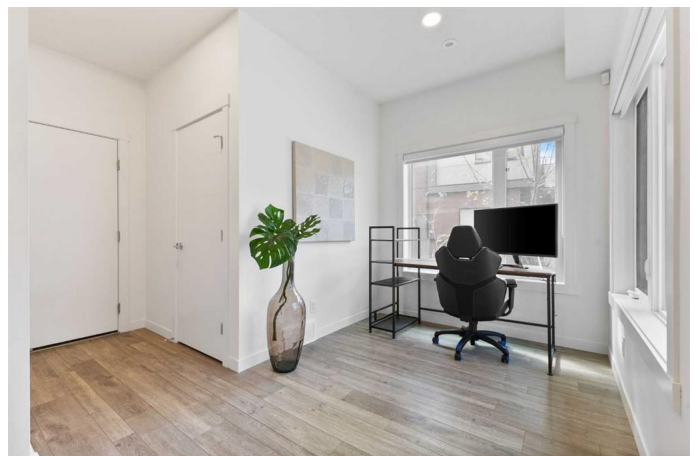
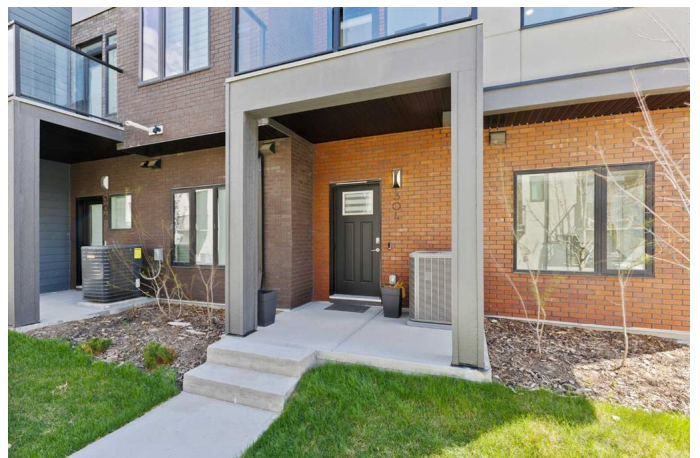
3 Bedroom, 3.00 Bathroom, 1,601 sqft

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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