

**516 Greenbriar Common NW**  
**Calgary, Alberta**

**MLS # A2302025**



**\$435,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Landscaped, Low Maintenance Landscape		

<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>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** none

\*\*\* | Open House Saturday May 16th from 12pm-4pm | \*\*\* Welcome to 516 Greenbriar Common NW, located in the highly sought after community of Greenwich in Calgary. This top floor, end unit stacked townhome showcases upgraded luxury finishes and a bright, open concept layout designed for modern living. Offering over 1,000 sq ft of living space, this thoughtfully designed home features 2 bedrooms and 2 full bathrooms, along with a private, secure single attached garage and a full builder show home upgrade package. It perfectly blends the privacy of a townhome with the convenience of an apartment style layout. Upon entry, you are greeted by a welcoming foyer with under stair storage, leading to two flights of stairs up to your exclusive top floor retreat. The upper level opens into a spacious living and dining area, complemented by a beautifully upgraded kitchen featuring stainless steel gourmet appliances, a gas stove, chimney hood fan, built in microwave, and a full herringbone tile backsplash. Just off the living room, enjoy a large glass panelled balcony with sweeping views toward Bowness and the surrounding green space, perfect for relaxing or entertaining. With only a limited number of upper level units, just 8 in the community, this home offers a rare opportunity for elevated privacy and scenic outlooks over established greenery and ridge pathways. The single level floor plan includes two well appointed bedrooms and two full bathrooms. The primary suite is enhanced by additional corner windows, providing abundant natural light with east facing and south backing exposure. It also features a spacious closet and a private ensuite with a walk in shower, upgraded tile work, and quartz countertops. Built with quality and attention to detail, this home includes vinyl plank flooring from Divine Flooring's Voyage line, quartz countertops throughout, upgraded

stainless steel appliances, enhanced tile work in the kitchen and bathrooms, upgraded carpet and underlay, window coverings, and 9 foot ceilings. Greenwich is a vibrant, growing community offering excellent walkability to nearby amenities such as the Calgary Farmers' Market, Analog Coffee, Market Wines, and Mash Pizza. Residents also enjoy access to established walking and biking trails, two playgrounds, and an off leash dog park. Conveniently located just 18 minutes to downtown Calgary, 12 minutes to the University of Calgary and Foothills Hospital, and only 45 minutes to the mountains, this home offers the perfect balance of urban convenience and outdoor lifestyle. Discover what makes Greenwich one of NW Calgary's premier communities to call home.