

408 Greenbriar Common NW
Calgary, Alberta

MLS # A2315369



\$574,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,688 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Built in 2022 and spread across three levels, this townhome gives you a smart, functional layout with plenty of space to spread out. On the lower level you've got a private entrance, a bonus office or flex room, and direct access to your double attached garage. It's a great setup for working from home or just having a dedicated spot that keeps life organized. Head up to the main floor and you'll find a bright, open-plan living space with high ceilings and vinyl plank flooring throughout. The kitchen has a large island and connects right into the dining and living areas, making it an easy space for everyday living or having people over. A balcony off the main floor gives you some outdoor space without any yard work to worry about. The upper level has your primary bedroom with a walk-in closet and 3-piece ensuite, a second bedroom, a 4-piece main bath, and a family room that's flexible enough to use as a play area, a second lounge, or whatever you need. Great location close to parks, schools, shopping, and walking paths. Book your showing with your favourite realtor® today!