



136 Greenbriar Way Calgary Alberta

\$675,000

Welcome to this stunning executive townhome, perfectly positioned on sought-after Greenbriar Way--offering unobstructed views and direct access to the vibrant local commercial hub and Calgary Farmers' Market. Unlike interior units, this home doesn't face another townhouse, providing enhanced privacy and abundant natural light. Inside, you'll find three levels of thoughtfully upgraded living space, featuring engineered hardwood flooring throughout, including custom air vents that match the hardwood--a seamless blend of durability and design. The chef-inspired kitchen is a true standout, featuring an upgraded apron-front farmhouse sink, sleek tile backsplash, quartz countertops, a water softener system, and high-end appliances including a gas range. The open-concept living and dining areas are ideal for entertaining, while the ground-floor flex room with a private street-level entrance offers versatility as a home office, studio, or guest retreat. Upstairs, the primary suite is a serene escape with a luxuriously large, customizable walk-in closet and an upgraded ensuite boasting a spacious walk-in shower with designer tile. A second bedroom, full bathroom, and convenient upper-level laundry complete the top floor. This home also features rare and valuable sound attenuation upgrades with R12 insulation in 2x4 walls and R20 in 2x6 walls, ensuring privacy and peace on every level. Additional highlights include a double side-by-side garage, ample street parking, and a warm, welcoming community with a neighbourhood Facebook group, book club, and regular social gatherings--from BBQs in the summer to cozy meetups at The Mash just across the street. Live where convenience meets community. Just steps from your door, explore the Calgary Farmers' Market, lush community gardens, and playgrounds. Dog lovers will appreciate the nearby fenced off-leash park, while adventure seekers can ...

Bedroom 11.83 Ft x 10.00 Ft

Living room 12.42 Ft x 10.92 Ft

Kitchen 12.75 Ft x 10.83 Ft

Pantry 4.75 Ft x 4.25 Ft

Dining room 11.17 Ft x 10.33 Ft

Foyer 7.33 Ft x 3.50 Ft

Other 12.83 Ft x 7.75 Ft

Primary Bedroom 13.92 Ft x 10.83 Ft

Other 10.33 Ft x 8.42 Ft

4pc Bathroom 10.83 Ft x 9.42 Ft

Laundry room 5.33 Ft x 3.17 Ft

Bedroom 9.92 Ft x 8.75 Ft

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Listing Presented By:



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2pc Bathroom 5.58 Ft x 5.08 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft