



169 Greenbriar Place Calgary Alberta

\$679,900

*Open House Cancelled Saturday June 21st** Welcome to this Luxury Brownstone Corner Lot in Artis in Greenwich NW Calgary! This NY Inspired executive townhome offers over 1,700+ square feet of open concept living with exceptional South fronting views and additional corner windows providing ton of natural lighting throughout the entirety of the home. This custom and upgraded design features 3 Bedrooms, 3.5 Baths + Upper Floor Den for maximum flexibility of design and use of living space. This rare boulevard corner lot offers incredible open views onto open green space and Canada Olympic Park, provides additional legal street parking along Greenbriar Place for extra parking, and offers ease of access to the Park, Walking Trails, and Playground adjacent to the development. With South Fronting and West Siding exposures this home provides a ton of natural lighting throughout the day and well into the evenings. As you enter this home you'll find a fully developed bonus room containing the third bedroom and full ensuite bathroom along with access to your private double car side by side garage. The main floor features a large island with fully upgraded kitchen appliances containing gas stove, chimney hoodfan, built-in microwave and dedicated laundry room with side by side washer and dryer. The main floor also provides a dedicated living room and dining room spacing, oversized corner windows with West Siding views, a fully built-in feature wall with central fireplace, and an elevated glass balcony with attached gas line for full enjoyment of the outdoor spacing. The upper level of this home features a double master bedroom + loft configuration with two generously sized bedroom with two full ensuites as well as a finished loft concept perfect for a 2nd living room or home office! The interior finishes of this home were professionally crafted and curated from the Builder Show Ho...

3pc Bathroom 5.92 Ft x 6.33 Ft

Bedroom 9.50 Ft x 8.58 Ft

Furnace 3.92 Ft x 6.33 Ft

2pc Bathroom 5.25 Ft x 5.25 Ft

Dining room 12.75 Ft x 10.58 Ft

Kitchen 17.17 Ft x 14.25 Ft

Living room 17.17 Ft x 14.42 Ft

3pc Bathroom 5.92 Ft x 6.33 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 9.08 Ft x 13.00 Ft

Bonus Room 7.67 Ft x 14.75 Ft

Primary Bedroom 11.50 Ft x 17.50 Ft

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Listing Presented By:



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