

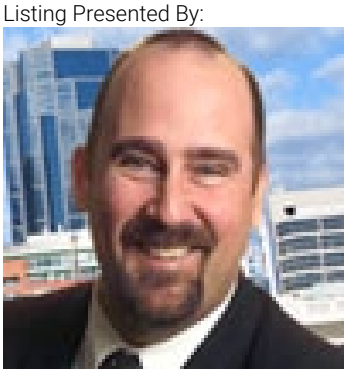
171 Greenbriar Place Calgary Alberta

$625,000

Welcome to the Calla by Landmark Homes, an exceptional executive style townhome in the sought after Artis development of Greenwich. Offering over 1,650 sqft of thoughtfully designed living space, this rare four bedroom, 3.5 bathroom residence combines refined finishes, outstanding flexibility, and a double attached garage in one of northwest Calgary's most distinctive and new communities.South facing and beautifully positioned overlooking the boulevard, this home enjoys abundant natural light, additional street parking, and open views toward Canada Olympic Park, nearby green space, and quiet park and playground adjacent to the development. An exposed aggregate front patio and dual full glass main floor balconies with a BBQ gas lines create inviting outdoor spaces to enjoy the afternoon sun and host company. Inside, the open concept main level is finished with lury vinyl plank flooring, 9 foot ceilings, quartz countertops, painted custom cabinetry, and upgraded stainless steel appliances, including a chimney style hood fan and built in microwave. The highly adaptable Calla floor plan can accommodate either a dedicated dining area or an expansive main floor living room, ideal for entertaining or everyday family life.This home was further elevated with Landmark's Show Home Package, adding central air conditioning, 8 foot solid interior doors, upgraded full height tile backsplash, enhanced bathroom finishes, window coverings throughout, and the sought after entry level fourth bedroom with a full third bathroom, perfect for guests, a home office, or personal at home gym. Built with efficiency in mind, this home also features triple pane windows, a high velocity heating furnace system, tankless hot water unit, and a heat recovery ventilator. Outside, the New York brownstone inspired architecture blends James Hardie panel siding, brick accents, and stucco finish for a ...

3pc Bathroom 5.17 Ft x 6.33 Ft
Bedroom 9.42 Ft x 8.50 Ft
Foyer 7.33 Ft x 7.17 Ft
Furnace 3.83 Ft x 6.58 Ft
2pc Bathroom 5.25 Ft x 5.17 Ft
Dining room 12.75 Ft x 10.25 Ft
Living room 17.08 Ft x 12.75 Ft
3pc Bathroom 4.92 Ft x 7.92 Ft
4pc Bathroom 4.83 Ft x 8.58 Ft
Bedroom 7.75 Ft x 16.33 Ft
Bedroom 8.92 Ft x 14.25 Ft
Primary Bedroom 11.50 Ft x 17.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://www.andreasyyc.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 12.58 Ft x 14.25 Ft