



## 618 Greenbriar Common Calgary Alberta

\$479,900

**\*\*Open House Event October 5th and 6th from 12:00pm-4:30pm\*\*** Welcome to 618 Greenbriar Common NW. This Corner Unit Top Floor Stacked Townhome offers luxury interior finishes with a designer curated open concept floor plan. This home offers a 2 Bedrooms, 2 Full baths design with over 1,000+ sqft of living, a single-attached garage and full builder upgrade package. This home combines the best of townhome privacy mixed with apartment condominium living. As you enter this home you'll find the foyer with under-stair storage along with two flights of stairs up to your private top floor layout. Once on the upper level you'll find an open concept living space with dedicated living and dining room, full and bright upgraded kitchen, and large glass panelled balcony for sweeping views into Bowness and the surrounding community. There were only a limited number of stacked models designed for the community and this home offers one of the rare opportunities to showcase full views and privacy into Bowness and established green spaces. This home configuration offers 2 bedroom, 2 full bath layout across one full floor with the primary bedroom providing additional corner windows with a ton of natural lighting containing South Backing and East Siding Exposures, a generous sized closet, and a full private ensuite with walk-in shower. This home was constructed with luxury in mind and provides vinyl plank flooring through Divines Floorings Voyage Line, Quartz Counter Tops Throughout, Upgraded Stainless Steel Gourmet Appliances, Upgraded Tile work in the Kitchen and Bathrooms, Upgraded Carpet and Underlay, Window Coverings, 9ft Ceilings Throughout, and A/C Unit (wall mounted). Within the community of Greenwich you'll also find access to walkable commercial shopping with the Calgary Farmers Market, Analog Coffee, Market Wines, and Mash Pizza. The developer has also set up established B...

Foyer 10.50 Ft x 7.83 Ft

Dining room 8.42 Ft x 7.08 Ft

Living room 10.67 Ft x 11.17 Ft

Kitchen 8.42 Ft x 11.50 Ft

Furnace 6.17 Ft x 4.58 Ft

Hall 8.33 Ft x 6.33 Ft

Laundry room 4.83 Ft x 4.58 Ft

Primary Bedroom 14.50 Ft x 11.08 Ft

Bedroom 8.17 Ft x 11.08 Ft

3pc Bathroom 8.17 Ft x 5.08 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

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

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