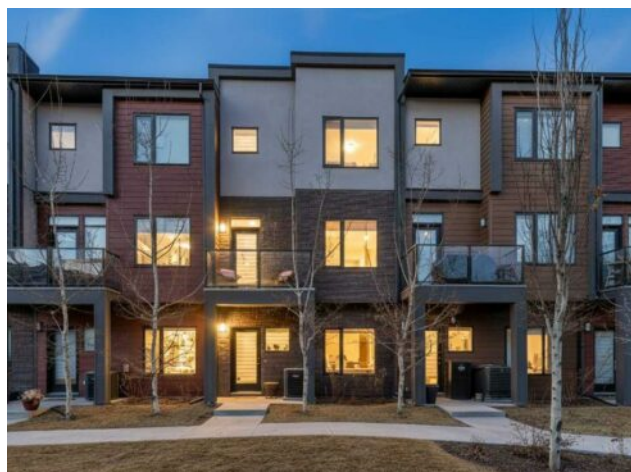


247 Greenbriar Common NW  
Calgary, Alberta

MLS # A2285870



**\$597,800**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Greenwood/Greenbriar   |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 1,562 sq.ft.   | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated  |               |                  |
| <b>Lot Size:</b> | 3.20 Acres   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance L |               |                  |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Floor Furnace  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 415   |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco  | <b>Zoning:</b>    | M-CG d60 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters |                   |          |

**Inclusions:** None

Welcome to Artis in Greenwich &mdash; a luxury townhome collection located in one of Calgary's newest master-planned community. Greenwich spans 59 acres in NW Calgary and blends brownstone architecture with boutique urban living. Home to the Calgary Farmers' Market West, the community offers an impressive selection of caf  s, restaurants, walking paths, parks, and stunning views of WinSport and the Rocky Mountains. This townhome features 1,562 sq ft of thoughtfully designed living space, including a double-primary bedroom layout, a ground-level flex room with a full bathroom, in-floor heating, and a double attached garage. The ground level offers 268 sq ft with a spacious foyer, a versatile flex room currently used as a gym, a 3-piece bathroom, and direct access to the garage. The main level provides 637 sq ft of open-concept living with a bright kitchen, dining area, and living room. The upgraded kitchen package includes sleek white cabinetry with black hardware, stainless steel appliances, gas stove and a designer hood fan. The striking black herringbone-patterned tile backsplash frames the stove area beautifully, creating a focal point balancing the lighter elements of the kitchen. A large island with undermount sink and sleek chrome faucet creates a comfortable seating area to enjoy quick meals or is the perfect gathering spot. From kitchen, step onto the deck equipped with a gas BBQ line. The laundry room is just off the kitchen. The living room is warm and inviting with south-facing windows, an electric fireplace with brick surround, and access to a second balcony which is south facing and overlooks the central courtyard. Upstairs, you'll find an additional 657 sq ft with two spacious primary bedrooms, each with its own ensuite &mdash; one a 5-piece and the other a 4-piece. Additional upgrades include glass panels

on stairwells, undermount sinks with full-height tile and mirrors in the bathrooms, upgraded lighting and window coverings, and air conditioning. The double attached garage includes 2 wall heaters and opens up to a off-street double parking pad. The exterior showcases timeless brownstone styling with James Hardie siding, full brick accents, and stucco finishes, offering durability and low-maintenance living. Greenwich's location is exceptional &mdash; just 20 minutes to downtown, quick access north or south, and under an hour to Canmore and Banff. With parks, playgrounds, and the Farmers's Market within walking distance, this is urban-inspired living at its best. The sellers have been fortunate to have an excellent tenant in place, who is willing to remain should the buyer wish to purchase the property as an investment.