

# \$679,900 - 169 Greenbriar Place Nw, Calgary

MLS® #A2231897

**\$679,900**

3 Bedroom, 4.00 Bathroom, 1,703 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

**\*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 youâ€™™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 Home Package and contain luxury vinyl plank throughout the main and lower level, quartz counter tops throughout, 9ft ceilings across all levels, stainless steel upgraded appliances with chimney hood fan and gas-stove, and High Efficiency building components of Triple-Pane Windows, Forced Air Furnace, and Heat Recovery Ventilator System. This home also features upgrades of 8ft Passage Doors throughout the home with Solid Interior finish, full tile backsplash & bathroom upgrade finishes, window coverings throughout, and Central Air Conditioning and heated flooring on the lower level bedroom! This was the builders most customized and open-concept floor plan allowing for flexibility of design and maximizing the natural lighting at all times of day. The exterior on this home was designed with N.Y in mind and comes with Red Brick Finish with Stucco Accenting, and Hardie Board Paneling for a more contemporary and lower maintenance Brownstone lifestyle. With ease of access to downtown, University of Calgary and Foothills Hospital, , Banff/Canmore,, and within walking the new Calgary Farmers Market!

Built in 2023

**Essential Information**

MLS® #	A2231897
Price	\$679,900
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,703
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	169 Greenbriar Place Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J3

### Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground, Private Entrance
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Lot Description	Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscape, Open Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	10
Zoning	M-CG d60
HOA Fees	160
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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