



**408 Greenbriar Common NW
Calgary, Alberta**

MLS # A2283938

\$574,900



Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,679 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

NEW PRICE \$574,900 2 Bedrooms | 2 Full Ensuites | 2 Flex Spaces | 4 Bathrooms | Double Attached Garage Welcome to this beautifully designed three-storey townhouse in the highly sought-after community of Greenwich on Calgary's west side, offering stylish finishes, smart design, and exceptional flexibility for modern living. The entry level welcomes you with a versatile flex room and full bathroom, perfect for a home office, guest suite, gym, or private workspace, along with convenient access to the double attached garage with additional storage. Upstairs, the bright open-concept main living area is filled with natural light. The contemporary kitchen features sleek cabinetry, stainless steel appliances, and generous counter space, flowing seamlessly into the dining and living areas. This level also includes a half bathroom, dedicated laundry, and access to 2 outdoor patio spaces. The top floor offers two spacious bedrooms, each with its own private ensuite, along with a bonus loft-style flex space — ideal for a nursery, reading nook, home office, or additional living area. One of the most appealing aspects of this home is the thoughtful layout, offering multiple flexible spaces across three levels. With two separate flex areas and four bathrooms, the functionality is comparable to many three-bedroom homes while maintaining the comfort of two primary suites. Ideally located just steps from the Calgary Farmers' Market West, Canada Olympic Park, restaurants, and shopping, with quick access to Bowness Park, downtown Calgary, and the University of Calgary. For outdoor enthusiasts, Banff and Kananaskis are less than an hour away. Repriced and ready for immediate possession — a great opportunity in a sought-after west Calgary location.