



**163 Greenbriar Place NW
Calgary, Alberta**

MLS # A2143764



\$655,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,562 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Street Lighting, Views		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 291

Basement: None

LLD: -

Exterior: Brick, Composite Siding, Wood Frame

Zoning: M-CG d60

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Discover the allure of this brand-new, never-before-lived-in townhome nestled in the thriving community of Greenbriar/Greenwich in the heart of NW Calgary. Crafted by the renowned Landmark homes, this residence boasts 1562 square feet of elegantly designed living space and includes a double-attached garage for your convenience. Within its walls, you will find a total of four bedrooms, providing ample room for your family's needs. Three of these bedrooms grace the upper floor, ensuring both privacy & proximity for your loved ones. On the lower main floor, the fourth bedroom complete with a full ensuite bathroom featuring a stand-up shower, this space guarantees comfort and privacy for your guests or family members. Throughout the home, a total of 3.5 meticulously crafted bathrooms stand ready to accommodate your daily routine. For the culinary enthusiast, the kitchen on the second level equipped with ample counter space, contemporary appliances and abundant storage. The adjacent dining room is the perfect backdrop for shared meals, while the living room at the front presents captivating vistas of Canada Olympic Park, fostering an atmosphere of relaxation and entertainment. The master bedroom situated on the upper floor, with its generous dimensions and carefully positioned windows. It is not only bathes the room in natural light but also frames panoramic view of Canada Olympic Park, creating an oasis of tranquility. Embracing the coveted corner position, this townhome fosters an environment of peace and serenity. The nearby Calgary Farmer's Market adds a delightful touch, providing access to fresh, locally sourced produce. Seamless access to major roadways ensures that daily commutes and expeditions are effortlessly accomplished. Schedule a private viewing to experience the fusion of modern living and natural beauty in

Greenbriar/Greenwich.