

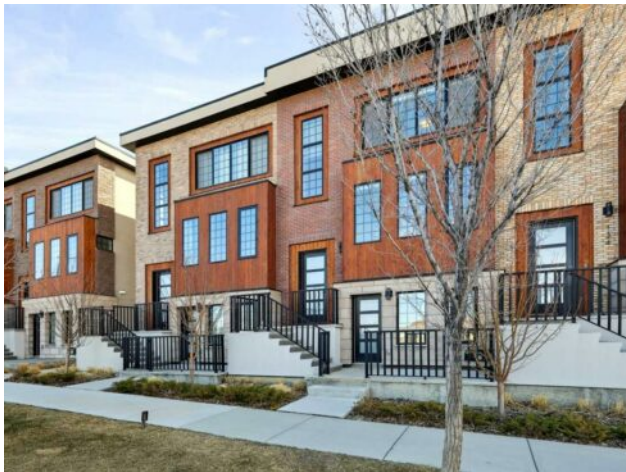


GRASSROOTS
REALTY GROUP

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136 Greenbriar Way NW
Calgary, Alberta

MLS # A2206855



\$650,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,748 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning executive townhome, perfectly positioned on sought-after Greenbriar Way—offering unobstructed views and direct access to the vibrant local commercial hub and Calgary Farmers' Market. Unlike interior units, this home doesn't face another townhouse, providing enhanced privacy and abundant natural light. Inside, you'll find three levels of thoughtfully upgraded living space, featuring engineered hardwood flooring throughout, including custom air vents that match the hardwood—a seamless blend of durability and design. The chef-inspired kitchen is a true standout, featuring an upgraded apron-front farmhouse sink, sleek tile backsplash, quartz countertops, a water softener system, and high-end appliances including a gas range. The open-concept living and dining areas are ideal for entertaining, while the ground-floor flex room with a private street-level entrance offers versatility as a home office, studio, or guest retreat. Upstairs, the primary suite is a serene escape with a luxuriously large, customizable walk-in closet and an upgraded ensuite boasting a spacious walk-in shower with designer tile. A second bedroom, full bathroom, and convenient upper-level laundry complete the top floor. This home also features rare and valuable sound attenuation upgrades with R12 insulation in 2x4 walls and R20 in 2x6 walls, ensuring privacy and peace on every level. Additional highlights include a double side-by-side garage, ample street parking, and a warm, welcoming community with a neighbourhood Facebook group, book club, and regular social gatherings—from BBQs in the summer to cozy meetups at The Mash just across the street. Live where convenience meets community. Just steps from your door, explore the Calgary Farmers' Market, lush community gardens, and playgrounds. Dog lovers will appreciate the nearby fenced

off-leash park, while adventure seekers can take full advantage of Canada Olympic Park's year-round activities and multi-use trail system connecting to the City of Calgary pathways. With future shops, cafes, and medical offices on the way—and all within walking distance—and easy access to major routes, weekend escapes to the mountains are always within reach. This home features over \$30,000 in upgrades, including engineered hardwood throughout with custom hardwood vents for a seamless finish. The kitchen is beautifully upgraded with a farmhouse sink, gas range, quartz countertops, and a water softener. The primary suite boasts a luxurious ensuite with a designer-tile walk-in shower, while rare upgraded soundproofing—R12 insulation in 2x4 walls and R20 in 2x6 walls—adds extra privacy and comfort throughout.