

\$419,900 - 618 Greenbriar Common Nw, Calgary

MLS® #A2246221

\$419,900

2 Bedroom, 2.00 Bathroom, 1,040 sqft

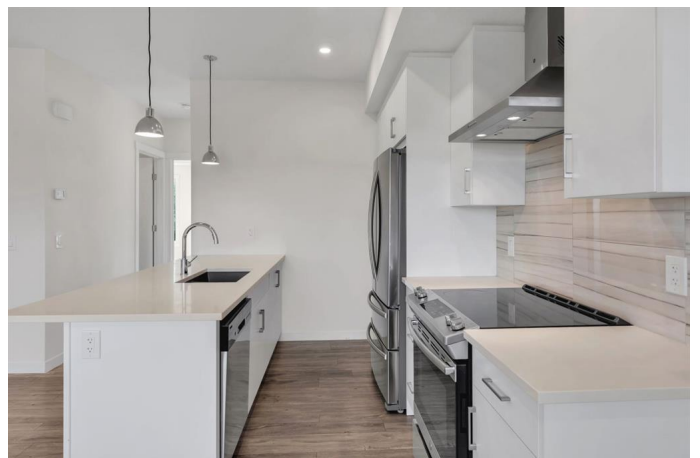
Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

****Open House Saturday August 9th from 12-4pm and Sunday August 10th from 12:30pm-3pm****

Welcome to 618 Greenbriar Common NW in the sought after community of Greenwich Calgary. This End Unit Top Floor Stacked Townhome offers upgraded luxury interior finishes with a vibrant and extremely open concept floor plan. This home features a 2 Bedrooms, 2 Full baths design plan with over 1,000 sqft of living space. This home also provided a private and secure single-attached garage, and full builder installed upgrade package. This home combines the best of townhome privacy living mixed with apartment condominium layout design. As you enter this home you'll find the foyer with under-stair storage along with two flights of stairs up to your private top floor layout. Once on the upper level you'll find an open living space with dedicated living and dining room, full and bright upgraded kitchen with stainless gourmet appliances, and large glass panelled balcony for sweeping views into Bowness and the surrounding community and greenery. These stacked townhome layouts were limited in number for this community (8 upper lots only) and this home offers one of the rare opportunities of showcasing full views and privacy into Bowness and established green spaces and ridge pathway.

This home configuration offers 2 bedroom, 2 full bath layout across one full floor with the primary bedroom providing additional corner



windows with a ton of natural exposures with East siding and South backing natural lighting. The primary bedroom also offers a generously sized closet, and a full private ensuite with walk-in shower, upgraded tile-work and quartz counters. This home was constructed with luxury in mind and provides vinyl plank flooring through Divines Floorings Voyage Line, Quartz Counter Tops Throughout, Upgraded Stainless Steel Gourmet Appliances, Upgraded Tile work in the Kitchen and Bathrooms, Upgraded Carpet + Underlay, Window Coverings, 9ft Ceilings, and A/C Unit (wall mounted). Within the community of Greenwich you'll also find access to walkable commercial shopping with the Calgary Farmers Market, Analog Coffee, Market Wines, and Mash Pizza. The developer has also set up established Bike and Walkings Trails, and also boasts two Playgrounds within the community along with an Off-Leash Dog Park! Located only 18 minutes from Downtown Calgary, 12 Minutes to the University/Foothills Hospital, and only 45 Minutes from the Mountains, come find what makes Greenwich a Premiere NW Community to call home.

Built in 2020

Essential Information

MLS® #	A2246221
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	618 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J2

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Wall/Window Air Conditioner, Window Coverings
Heating	Forced Air
Cooling	Wall Unit(s)
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Corner Lot, Few Trees, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	5
Zoning	M-CG d60
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.