



**171 Greenbriar Place NW
Calgary, Alberta**

MLS # A2299960



\$649,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,670 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: None

| Open House Sunday May 3rd from 11:00am-2:00pm | Welcome to the Calla Design Plan in Greenwich, built by Landmark Homes in the Artis development. Inspired by New York executive townhome design, this beautifully appointed home offers over 1,650+ square feet of open concept living space in one of Calgary's most distinctive northwest communities. This thoughtfully designed home features a rare design of 4 bedrooms, 3.5 bathrooms, and a double attached garage, with a layout enhanced by professionally curated interior colour selections and a multitude of builder upgrades throughout. Carefully customized, this home showcases exceptional finishes paired with extraordinary natural light. The south fronting exposure overlooks the front boulevard for additional street parking and amazing views onto Canada Olympic Park and adjacent Park and Playground Spaces. Outdoor living is equally impressive, with a front-entry exposed aggregate patio and a main-floor full glass balcony with BBQ Gas Line designed to enjoy the full afternoon sun. Inside, this home features luxury vinyl plank flooring throughout the main and lower levels, quartz countertops, Painted custom cabinetry, 9-foot ceilings, and upgraded stainless steel appliances, including a chimney hood fan and built-in microwave. High-efficiency building components include triple-pane windows, a high velocity furnace system, tankless hot water tank, and a heat recovery ventilator system. This Calla plan was further enhanced with the builder's Show Home Package, adding in Central Air Conditioning, the 4th Bedroom and 3rd Full Bathroom on the Entry Level, 8-foot solid interior passage doors, full tile backsplash upgrades, enhanced bathroom finishes, and window coverings throughout. As one of Landmark Homes' most open and customizable floor plans, this layout offers exceptional flexibility

for options of a full dedicated dining room experience, or an oversized main floor living room configuration. The exterior of this development was designed with New York brownstone influence, featuring James Hardie panel siding, brick accenting, and stucco finishes for a contemporary, low-maintenance lifestyle. Ideally located, this home offers quick access to downtown Calgary (approximately 18 minutes), University of Calgary and Foothills Medical Centre (approximately 12 minutes), and weekend escapes to Banff or Canmore in under an hour. It is also within walking distance of the Calgary Farmers' Market West and Boutique and Specialty Shopping in the Central Commercial Plaza. Book your showing today and discover what makes Greenwich NW such an exceptional place to call home.