



**408 Greenbriar Common NW  
Calgary, Alberta**

**MLS # A2315369**



**\$574,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Built in 2022 and spread across three levels, this townhome gives you a smart, functional layout with plenty of space to spread out. On the lower level you've got a private entrance, a bonus office or flex room, and direct access to your double attached garage. It's a great setup for working from home or just having a dedicated spot that keeps life organized. Head up to the main floor and you'll find a bright, open-plan living space with high ceilings and vinyl plank flooring throughout. The kitchen has a large island and connects right into the dining and living areas, making it an easy space for everyday living or having people over. A balcony off the main floor gives you some outdoor space without any yard work to worry about. The upper level has your primary bedroom with a walk-in closet and 3-piece ensuite, a second bedroom, a 4-piece main bath, and a family room that's flexible enough to use as a play area, a second lounge, or whatever you need. Great location close to parks, schools, shopping, and walking paths. Book your showing with your favourite realtor&reg; today!