



**808 Greenbriar Common NW
Calgary, Alberta**

MLS # A2319975



\$585,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,544 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Ski Rack in Garage, White Storage Closet in Front Entry		

Welcome to this stunning, fully upgraded townhome in the sought-after community of Greenwich, offering over 1,540 SQ.FT of thoughtfully designed living space with 2 bedrooms, a bonus room, main-floor den, double attached garage, central air conditioning, and triple-pane windows throughout. Designed with both style and function in mind, this home features 9-FOOT CEILINGS throughout all levels, upgraded 8-foot doors, and an abundance of natural light. The open-concept main floor showcases luxury vinyl plank flooring, a chef-inspired kitchen with a massive quartz WATERFALL ISLAND, timeless two-tone maple shaker cabinetry, premium stainless steel appliances including a GAS RANGE, and ample storage. The spacious living and dining areas are perfect for entertaining, while dual north and south-facing balconies allow you to enjoy sunshine throughout the day. Conveniently located on the main floor is a dedicated laundry room with side-by-side washer and dryer. The upper level offers a beautiful primary retreat with DUAL CLOSETS, including a walk-in closet, and a luxurious 3-piece ensuite with HEATED TILE FLOORS. A second spacious bedroom, full 4-piece bathroom, and versatile BONUS ROOM complete the upper level. On the lower level, you'll find a private entrance, bright den overlooking the courtyard, and direct access to the DOUBLE ATTACHED GARAGE. Located in one of Calgary's premier master-planned communities, Greenwich offers an unbeatable lifestyle just steps from Calgary Farmers' Market West, boutique shopping, restaurants, cafes, parks, playgrounds, walking paths, and WinSport, with quick access to downtown Calgary and the Rocky Mountains. This is modern townhome living at its finest.