



GRASSROOTS
REALTY GROUP

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213 Greenbriar Common NW
Calgary, Alberta

MLS # A2343985



\$585,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,582 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Landscaping		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 422
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	none		

Welcome to the Amara Corner Lot Design Plan in Greenwich NW Calgary. This New York inspired executive townhome offers 1,584 square feet of bright, open concept living in one of Calgary's most desirable northwest communities. Featuring three bedrooms plus a den and 3.5 bathrooms, this thoughtfully designed home provides exceptional space for families, professionals, or those who love to entertain. A double wide garage with an oversized single door and private driveway offers excellent parking, storage, and everyday convenience. Professionally curated interior colour selections and extensive builder upgrades elevate every level. The north facing frontage looks onto the community courtyard and pathway system, while the east side and south backing exposures bring abundant natural light through expansive corner windows. Enjoy a walkout exposed aggregate patio overlooking the courtyard, along with an elevated glass panel balcony that provides privacy and attractive views. Inside, the home features luxury vinyl plank flooring on the main and lower levels, quartz countertops throughout, nine foot ceilings, and upgraded stainless steel gourmet appliances including a gas range and chimney hood fan. Triple pane windows, a Navien tankless hot water system, and heat recovery ventilator add comfort and efficiency. This Amara corner plan is further enhanced by the Builder Show Home Package, including a custom third full bathroom on the lower level, black interior door and bathroom accents, eight foot solid interior doors, a full tile backsplash with custom grout detail, and window coverings throughout. One of Landmark Homes' most sought after floor plans, the Amara offers a functional galley kitchen with dedicated living and dining spaces that are ideal for hosting and everyday life. Its exterior draws inspiration from classic New York

brownstones, combining James Hardie paneling, full brick accents, and stucco finishes for a polished, low maintenance lifestyle. Ideally located just 18 minutes from downtown Calgary, 12 minutes from the University of Calgary and Foothills Hospital, under an hour from Banff and Canmore, and within walking distance of the Calgary Farmers’ Market, this is an outstanding opportunity to enjoy style, convenience, and community in Greenwich. Book your showing today.