

**408 Greenbriar Common NW  
Calgary, Alberta**

**MLS # A2283938**



**\$590,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,679 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>	Low Maintenance Landscape		

<b>Heating:</b>	High Efficiency, 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, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

2 Bedrooms | 2 Full Ensuites | 2 Flex Spaces | 3 Bathrooms | Double Attached Garage Welcome to this beautifully designed three-storey townhouse in the highly sought-after community of Greenwich on Calgary's west side, offering stylish finishes, smart design, and exceptional flexibility for modern living. The entry level welcomes you with a versatile flex room and full bathroom, creating the perfect space for a home office, guest suite, gym, studio, or private workspace. This level also provides convenient access to the double attached garage with additional storage. Upstairs on the main living level, you'll find a bright open-concept kitchen, dining, and living area filled with natural light. The contemporary kitchen features sleek cabinetry, stainless-steel appliances, and generous counter space, making it ideal for both everyday living and entertaining. This level also includes a convenient half bathroom, dedicated laundry area, and access to outdoor patio spaces for enjoying fresh air or relaxing at the end of the day. The top floor offers two spacious bedrooms, each with its own private ensuite bathroom, providing excellent comfort and privacy. A bonus loft-style flex space on this level adds even more versatility — perfect for a nursery, reading nook, home office, playroom, or creative space. One of the most appealing aspects of this home is the thoughtful layout, offering multiple flexible spaces across three levels that can easily adapt to your lifestyle as your needs change. With two separate flex areas and three bathrooms across three levels, the layout offers flexibility similar to many three-bedroom homes while maintaining the comfort of two spacious primary suites. The location is equally impressive. Just steps from the Calgary Farmers' Market West, Canada Olympic Park, restaurants, and shopping, with quick access to Bowness Park, downtown Calgary,

and the University of Calgary. For outdoor enthusiasts, Banff National Park and Kananaskis are less than an hour away, making weekend mountain escapes effortless. Stylish, flexible, and ideally located, this Greenwich townhome offers the perfect balance of city convenience and outdoor lifestyle.