

304 Greenbriar Common NW  
Calgary, Alberta

MLS # A2219665

\$649,900

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Greenwood/Greenbriar   |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | 3 (or more) Storey     |        |                  |
| Size:     | 1,601 sq.ft.           | Age:   | 2022 (3 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | -                      |        |                  |
| Lot Feat: | Other                  |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air   | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank  | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 405 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Brick, Stucco, Wood Frame  | Zoning:    | M-CG   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s) |            |        |
| Inclusions: | NA   |            |        |

Discover a rare opportunity to own a beautifully upgraded, end unit, brownstone in the sought-after ARTIS townhome community, part of the thoughtfully designed Greenwich neighborhood by Melcor Developments. This modern, New York-style 3-storey townhome blends timeless design with contemporary finishes—featuring wide vinyl plank flooring, quartz countertops, and 9-foot ceilings throughout. Bathed in natural light, the open-concept layout offers a bright living room and access to a private balcony. The sleek chef’s kitchen impresses with high-gloss white soft-close cabinetry, quartz counters, black herringbone tile backsplash, and premium GE stainless steel appliances including a gas range. Upstairs, the spacious primary suite includes a walk-in closet and private ensuite. Two additional bedrooms offer generous space—ideal for family, guests, or a home office. The entry-level flex room is perfect as a gym, studio, or secondary lounge space. Additional highlights include a large laundry room with stacking GE washer & dryer, a double attached garage with ample storage, and central A/C. Nestled in a prime location just steps to scenic walking trails, parks, and playgrounds, and minutes from Greenwich Village Marketplace—with its boutique shops, restaurants, and Calgary Farmers’ Market West.