

# \$623,000 - 614 Greenbriar Common Nw, Calgary

MLS® #A2242697

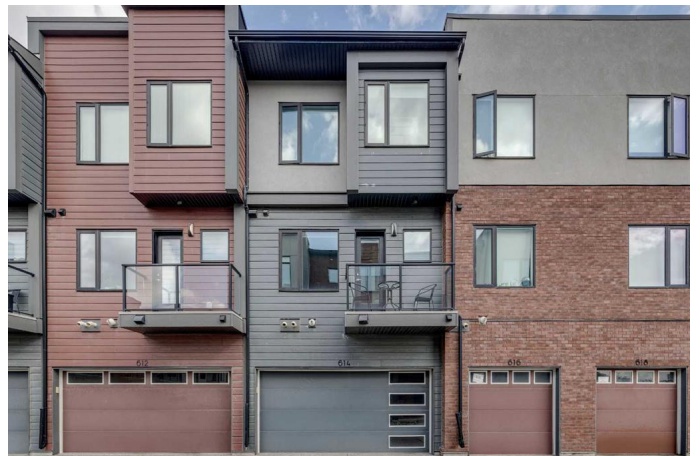
**\$623,000**

4 Bedroom, 4.00 Bathroom, 1,519 sqft

Residential on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to 614 Greenbriar Common NW â€” a quality-built Calla model townhouse by Landmark Homes, located in the vibrant master-planned community of Greenwich. Built in 2020, this 4-bedroom, 3.5-bath home offers over 1,500 sq. ft. of thoughtfully designed living space across three levels. The entry-level features a private fourth bedroom with its own ensuiteâ€”ideal for guests, a home office, or multi-generational living. Just off the attached two-car garage, a convenient mudroom/entry makes daily life easy and organized. Upstairs on the main (second) floor, you'll find a bright, spacious open-concept layout combining the kitchen, living, and dining areasâ€”perfect for both relaxing and entertaining. The modern kitchen includes a large island with seating for four, quartz countertops, and 9â€™ ceilings, which continue throughout the home. A powder room and separate laundry room on the main level add to the functionality of the space. Abundant natural light flows in through large windows and glass doors that lead to balconies on both the front and north-facing sides. Enjoy expansive, unobstructed views over the river valley toward northwest Calgary. The top level includes three generously sized bedrooms, including a primary suite with a walk-in closet and ensuite featuring a large shower. A four-piece main bath serves the other two bedrooms. This townhouse is tucked away at the back of the community, offering peace and quiet, yet remains close to everything. Just



steps away is Canada Olympic Park for skiing and recreation, and nearby you'll find shopping, restaurants, and coffee shops. The new Calgary Farmers' Market West, boutique retail, and dining options are all within walking distance. Commuters will appreciate quick access to 16th Ave NW/Hwy 1, providing a straight route downtown to the east or westward to the Rocky Mountains, Banff, and Canmore. Proximity to Foothills Hospital, Children's Hospital, and the University of Calgary adds even more convenience. Other highlights include walking distance from the off leash dog area, energy-efficient heating, air conditioning, and triple-pane windows for year-round comfort. The home is in excellent condition and still covered by some of the AB home warranty program. Ideal for families or investors seeking a four-bedroom layout with attached garage parking. Don't miss your chance to own this well-located home in a growing, lifestyle-rich community. Book your showing today!

Built in 2020

### Essential Information

MLS® #	A2242697
Price	\$623,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,519
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	614 Greenbriar Common Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6J2

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Paved
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	4
Zoning	M-CG d60

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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