171 Greenbriar Place NW

Calgary | Active | MLS® A2329897

$625,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2023**	**1,670 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

Welcome to the Calla by Landmark Homes, an exceptional executive style townhome in the sought after Artis development of Greenwich. Offering over 1,650 sqft of thoughtfully designed living space, this rare four bedroom, 3.5 bathroom residence combines refined finishes, outstanding flexibility, and a double attached garage in one of northwest Calgary's most distinctive and new communities.

South facing and beautifully positioned overlooking the boulevard, this home enjoys abundant natural light, additional street parking, and open views toward Canada Olympic Park, nearby green space, and quiet park and playground adjacent to the development. An exposed aggregate front patio and dual full glass main floor balconies with a BBQ gas lines create inviting outdoor spaces to enjoy the afternoon sun and host company.

Inside, the open concept main level is finished with lury vinyl plank flooring, 9 foot ceilings, quartz countertops, painted custom cabinetry, and upgraded stainless steel appliances, including a chimney style hood fan and built in microwave. The highly adaptable Calla floor plan can accommodate either a dedicated dining area or an expansive main floor living room, ideal for entertaining or everyday family life.

This home was further elevated with Landmark's Show Home Package, adding central air conditioning, 8 foot solid interior doors, upgraded full height tile backsplash, enhanced bathroom finishes, window coverings throughout, and the sought after entry level fourth bedroom with a full third bathroom, perfect for guests, a home office, or personal at home gym. Built with efficiency in mind, this home also features triple pane windows, a high velocity heating furnace system, tankless hot water unit, and a heat recovery ventilator. Outside, the New York brownstone inspired architecture blends James Hardie panel siding, brick accents, and stucco finish for a timeless, low maintenance exterior.

Enjoy the convenience of being steps from Calgary Farmers' Market West, boutique shopping, dining, and everyday amenities. Downtown Calgary is only an 18 minute drive while the University of Calgary and Foothills Medical Centre are within roughly 12 minutes. With quick westbound access, Banff and Canmore are also easily within reach for weekend escapes in under an hour.

Discover elevated townhome living in Greenwich and Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329897
Bedrooms	4
Bathrooms	4
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,670 sq. ft.
Main Level Finished Area:	677.05 sq. ft.
Upper Level Finished Area:	693.15 sq. ft.
Condo Fee:	$441.07
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2

Plan:	1912358
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
Builder:	Landmark Homes
New Constr.:	No
Construction Material:	Brick, Composite Siding, Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Attached, Garage Door Opener, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$180.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Greenwood/Greenbriar
Amenities:	Snow Removal, Trash, Visitor Parking

Appliances:	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	Misc Shelving
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Dining Room · 12'9" × 10'3" ·
Main Floor	Kitchen · 14'3" × 12'7" ·
Main Floor	Living Room · 17'1" × 12'9" ·
Upper Level	Bedroom · 16'4" × 7'9" ·
Upper Level	Bedroom · 14'3" × 8'11" ·
Upper Level	Bedroom - Primary · 17'6" × 11'6" ·
Lower Level	Bedroom · 9'5" × 8'6" ·
Lower Level	Foyer · 7'4" × 7'2" ·
Lower Level	Furnace/Utility Room · 6'7" × 3'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Playground, Storage
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG d60

Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/171-greenbriar-place-nw-calgary-a2329897/

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