115 Greenwich Drive NW

Calgary | Active | MLS® A2355646

$787,400









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**2,053 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to the Mackenzie 22' by Partners, a beautifully designed paired home offering 2,053 sq. ft. of thoughtfully planned living space in the sought-after northwest Calgary community of Upper Greenwich. Featuring 3 bedrooms, 2.5 bathrooms, a front-attached garage, walkout basement, and an impressive collection of carefully selected upgrades, this brand-new home delivers a beautiful balance of elevated finishes, everyday functionality, and room to grow.

The bright, open-concept main floor welcomes you with expansive triple-pane windows, upgraded railing, and architectural details that bring warmth and character to the space. The great room makes a striking impression with a gas fireplace framed by full-height MDF shiplap, creating a sophisticated focal point for gathering and entertaining. The adjoining dining area flows seamlessly into the gourmet kitchen, where quartz countertops, full-height cabinetry, stainless steel appliances, a built-in microwave, chimney-style hood fan, and a generous central island combine style with practicality. A gas line rough-in offers the option for a future gas range, while thoughtfully positioned lighting and flexible living spaces add to the home's versatility.

Upstairs, a spacious central bonus room provides a second living area, ideal for movie nights, a children's retreat, or a quiet place to unwind. The primary suite offers a peaceful escape, complete with a walk-in closet and beautifully appointed ensuite featuring dual sinks, elevated 36" vanity-height cabinetry, and a fully tiled walk-in shower with bench seating and a glass enclosure. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry with a countertop over the washer and dryer complete this thoughtfully designed level.

The walkout basement offers exceptional potential for future development, with direct access to the backyard and the flexibility to create additional living space tailored to your needs, subject to municipal approvals and permits. Additional upgrades include air-conditioning rough-in, gas line rough-ins to the kitchen range and both upper and lower patios, and a full-width rear deck that extends the living space outdoors. A tray ceiling detail and carefully selected finishes throughout further elevate the home's overall design.

Upper Greenwich offers a distinctive lifestyle surrounded by thoughtfully planned green spaces, pathways, playgrounds, sports courts, and the community's signature canal. With Calgary Farmers' Market West, WinSport, the Bow River pathway system, and major commuter routes nearby, residents enjoy an exceptional combination of recreation, connectivity, and everyday convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355646
Bedrooms	3
Bathrooms	3

Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,053 sq. ft.
Main Level Finished Area:	890.89 sq. ft.
Upper Level Finished Area:	1,162.03 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	3,251 sq. ft.
Lot Frontage:	25'6"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	2610402
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$350.00
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Amenities:	None
Appliances:	Dishwasher, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings

Inclusions:	N/A
Restrictions:	Architectural Guidelines
Main Floor	Living Room · 20'7" × 9'5" ·
Main Floor	Dining Room · 14'4" × 9'6" ·
Main Floor	Kitchen · 13'4" × 11' ·
2nd Floor	Bedroom · 13' × 10'5" ·
2nd Floor	Bedroom - Primary · 14'8" × 14'2" ·
2nd Floor	Bonus Room · 15'11" × 14'10" ·
2nd Floor	Bedroom · 13' × 10'3" ·
2nd Floor	Laundry · 5'11" × 5'11" ·
2nd Floor	Walk-In Closet · 10'6" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/115-greenwich-drive-nw-calgary-a2355646/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.