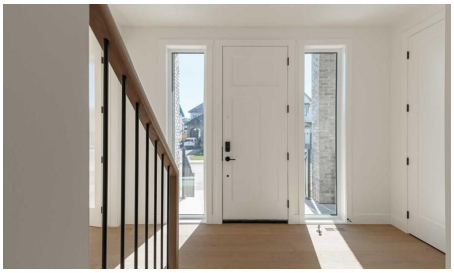
119 Greenwich Heath NW

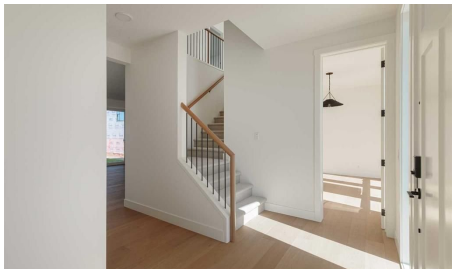
Calgary | Active | MLS® A2352229

$1,285,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**2,302 sq. ft.**

Your next move starts with a conversation.

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Listed by Sotheby's International Realty Canada

A closer look

Welcome to The Solstice by FIFTY6 Homes, a boutique builder that puts quality over quantity. Set on a 44' wide lot with a south-facing front exposure in Upper Greenwich, this 2,302 sq ft laned home was built with bespoke living in mind: a layout shaped around how you actually live, with light, proportion and room to breathe.

Nine-foot ceilings run throughout, and the south orientation keeps the main floor bright from morning coffee to golden hour. The layout opens with a dedicated home office positioned for quiet and focus, then flows into a generous open-concept living, dining and kitchen space. A spacious walk-in pantry keeps the kitchen uncluttered, while designer-curated finishes bring a timeless, cohesive palette to every surface, so nothing here will feel dated in five years.

Upstairs, an open loft flex space anchors the level, ready to become a reading lounge, media room, homework hub or second workspace. Three bedrooms and two bathrooms complete the floor with space for a growing household or weekend guests. Out back, a large yard gives you a true outdoor room, and the triple detached garage delivers something rare in a new build this close to the city: parking for the daily drivers plus a bay for the truck, the bikes or the workshop.

The setting is the other half of the story. Upper Greenwich was planned around balance, pairing the energy of the city with the calm of the river valley. Weekends start with a stroll through Calgary Farmers' Market West, coffee with friends and a run along the Bow River pathways with the skyline in view. Bowness Park and the Greenwich canal are minutes away, WinSport is right around the corner for year-round recreation and events, and Stoney Trail and Highway 1 put you on the road to Canmore and Banff before the city has finished waking up. Downtown is a 15-minute drive, close enough for a Flames game or a night out without the downtown hassle.

This is a community built for the way people actually live: walkable for daily needs, connected for the commute, and positioned for the weekend escape. Lock up and go, then come home to a house built with intention by a builder who proudly puts its name on every one.

Thoughtful design. South light. Triple garage. Upper Greenwich. The Solstice checks the boxes that matter and adds a few you didn't know you wanted.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352229
Bedrooms	3
Bathrooms	3

Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,302 sq. ft.
Main Level Finished Area:	1,172 sq. ft.
Upper Level Finished Area:	1,130 sq. ft.
Below Grade Finished Area:	1,158 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,059 sq. ft.
Lot Frontage:	44'1¼"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
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:	2410444
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Perimeter Wall, Poured Concrete
Builder:	Fifty6 Homes Limited.
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board, Composite Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3
Parking:	Quad or More Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
HOA Fee:	$1.00
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Amenities:	None

Appliances:	Microwave, Range Hood
Inclusions:	$10,000.00 APPLIANCE CREDIT AT TRAIL APPLIANCES.
Restrictions:	Architectural Guidelines, Building Design Size, Building Restriction
Main Floor	Entrance · 6'3" × 5'3" ·
Main Floor	Living Room · 17'3" × 13'2" ·
Main Floor	Dining Room · 17'3" × 12' ·
Main Floor	Kitchen · 17'3" × 9'4" ·
Main Floor	Den · 13'3" × 9' ·
Upper Level	Bonus Room · 12'10" × 9'3" ·
Upper Level	Bedroom - Primary · 13'6" × 13' ·
Upper Level	Bedroom · 12'2" × 10'8" ·
Upper Level	Bedroom · 10'8" × 10' ·
Upper Level	Laundry · 8' × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	DC
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/119-greenwich-heath-nw-calgary-a2352229/

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