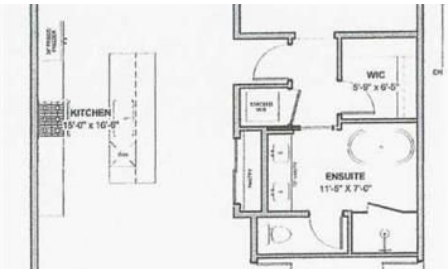
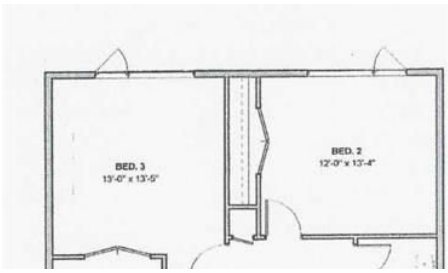
131 Greenwich Heath NW

Calgary | Active | MLS® A2282431

$1,450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2026**	**2,637 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

NEW PRICE!! 90 DAY POSSESSION!! The Nolita ll offers 2,637ft2 of well-appointed living space. The main floor features a master bedroom with ensuite, an open concept living area that includes a great room, kitchen, and living room, as well as a generous mudroom. The upper floor includes two additional bedrooms, the main bath, and a spacious bonus room. The fully developed basement of this home includes a finished recreation room and full bathroom for the main house PLUS a complete rough-in for a 1-bedroom LEGAL suite with a separate entrance. The property also includes a detached triple garage with a the rough-in for a 2-bedroom LEGAL garden suite above. The initial design, permitting, foundation, and framing are already completed, so you can begin personalizing at the rough-in stage. If you're looking for a quicker build process and a faster move-in date with the added benefit of tailoring your home to your design preferences, our Personalized Homes might be the perfect choice for you.
Upper Greenwich is a distinctive community nestled on the west edge of Calgary - an easy commute to downtown with quick access to the Rocky Mountains. Upper Greenwich is a lovely blend of sophisticated urban living in natural surroundings. Walking paths, sport courts, playgrounds and abundant greenspaces can be enjoyed right outside your front door. The HOA ensures upkeep of the amenities of the community and helps bring people together with seasonal celebrations and neighborhood events. Upper Greenwich is a community that is connected, active and thriving!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2282431
Bedrooms	3
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	2,637 sq. ft.
Main Level Finished Area:	1,559 sq. ft.
Upper Level Finished Area:	1,078 sq. ft.
Below Grade Finished Area:	1,305 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,060 sq. ft.
Lot Frontage:	44'
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2410444
Heating:	High Efficiency, Fireplace(s), Natural Gas
Basement:	Full, Partially Finished, Other, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Stone, Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Alley Access, Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Lower Level, Main Level
HOA Fee:	$300.00
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Amenities:	Park, Racquet Courts
Appliances:	Built-In Oven, Dishwasher, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Conditioner
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Foyer · 8'6" × 6' ·
Main Floor	Mud Room · 12'3" × 6' ·
Main Floor	Dining Room · 14' × 11' ·
Main Floor	Kitchen · 16'6" × 15' ·

Main Floor	Bedroom - Primary · 13'6" × 13' ·
Main Floor	Walk-In Closet · 6'5" × 6' ·
2nd Floor	Bonus Room · 22'8" × 13' ·
2nd Floor	Bedroom · 13'5" × 13' ·
2nd Floor	Bedroom · 13'4" × 12' ·
Lower Level	Game Room · 21'8" × 13' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Soaking Tub, Wired for Data
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Mar 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/131-greenwich-heath-nw-calgary-a2282431/

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