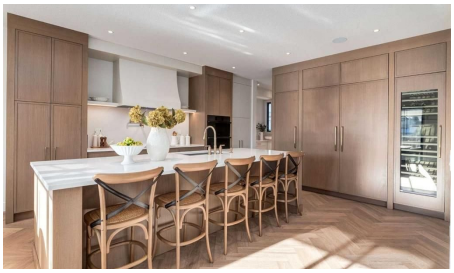
144 Greenwich Heath NW

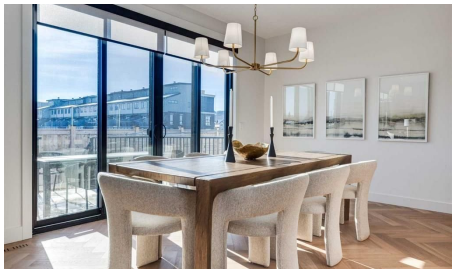
Calgary | Active | MLS® A2355961

$1,470,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**3,046.5 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

THIS HOME IS CURRENTLY UNDER CONSTRUCTION. EXTERIOR IS COMPLETED WITH LANDSCAPING, FENCING AND IRRIGATION INCLUDED!
144 Greenwich Heath is designed for families who love to entertain and need room to grow. The Cote features 3046ft2 of living space on the main and upper level. The main floor spans 1385ft2 and features and open layout with kitchen, dining, great room flow that is perfect for gatherings. Also included on the main level are an office; mudroom and powder room. The 1661ft2 upper floor has the primary suite, 2 additional bedrooms, 2.5 bathrooms, a large bonus room and conveniently located laundry. Lower level can be designed and built to buyers specifications with the option of a LEGAL suite! Bring your ideas!!! The 3-car, side-drive garage has ample space for vehicles and hobbies.
INTERIOR DESIGN CHOICES CAN STILL BE MADE! The space is sunlit and exudes warmth: beautiful; quartz countertops; lovely porcelain flooring tile; and tasteful lighting. A full appliance package in the home and including washer and dryer. Custom built-in cabinetry is found in closets and the mud room as a New West standard finish.
Your family will flourish in these surroundings! 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	A2355961
Bedrooms	4
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	3,046.5 sq. ft.
Main Level Finished Area:	1,385.5 sq. ft.
Below Grade Finished Area:	1,014.3 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,059 sq. ft.
Lot Frontage:	44'
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
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:	1
Plan:	2410444
Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	Yes
Garage Spaces:	3
Parking:	Concrete Driveway, Garage Faces Side, Insulated, Triple Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$300.00
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Amenities:	Park, Playground, Racquet Courts
Appliances:	ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Oven-Built-In, Range, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 16'11" × 15'5" ·
Main Floor	Nook · 15'5" × 9'11" ·
Main Floor	Foyer · 14'5" × 6'11" ·
Main Floor	Great Room · 17'11" × 14'5" ·
Main Floor	Office · 8'7" × 6'11" ·

Main Floor	Mud Room · 8'5" × 5'5" ·
2nd Floor	Bedroom - Primary · 18'8" × 14'8" ·
2nd Floor	Walk-In Closet · 14'11" × 4'4" ·
2nd Floor	Bedroom · 15'2" × 10'2" ·
2nd Floor	Walk-In Closet · 5'2" × 5'2" ·
2nd Floor	Bedroom · 13'5" × 12'6" ·
2nd Floor	Walk-In Closet · 5'2" × 5'2" ·
2nd Floor	Bonus Room · 15'5" × 12'6" ·
2nd Floor	Laundry · 10'6" × 7'1" ·
Lower Level	Exercise Room · 17'6" × 15'2" ·
Lower Level	Rental unit · 19'4" × 18'8" ·
Lower Level	Storage · 18' × 12' ·
Suite	Bedroom · 13'7" × 13'1" ·
Suite	Laundry · 7'7" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Exterior Features:	BBQ gas line, Lighting
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	DC
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/144-greenwich-heath-nw-calgary-a2355961/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.