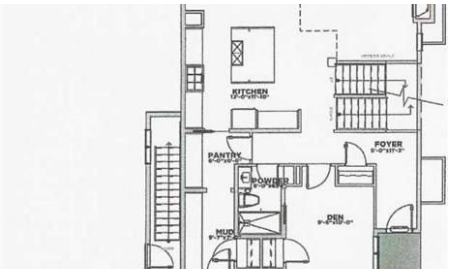
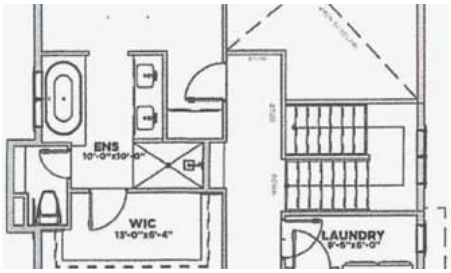
22 Greenwich Row NW

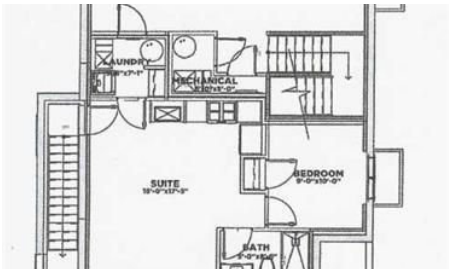
Calgary | Active | MLS® A2282441

$1,295,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**2,295 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

QUICK 90 DAY POSSESSION! Experience the perfect blend of style and function in The Manhattan, a 2,300 ft2 two-storey home. The main floor features 1,137 sq. ft., including a dedicated den or bedroom with a full ensuite, ideal for working from home or as a quiet retreat. The upper floor provides 1,162 sq. ft. of living space, including 3 spacious bedrooms, 2 bathrooms, and a convenient laundry room. With an open-to-below design, enjoy the grandeur of the main living area from the upper floor. The UNDEVELOPED basement of this home includes ROUGH-IN'S for a 1-bedroom Legal suite with a separate entrance or can be redesigned to make the home 'single-family' living. The triple front drive garage ensures plenty of space for vehicles and storage.
This home offers the perfect balance of convenience and customization The initial design, permitting, foundation, and framing are already completed, so you can begin personalizing at the rough-in stage .
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	A2282441
Bedrooms	4
Bathrooms	3
Year Built	2026
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:	2,295 sq. ft.
Main Level Finished Area:	1,136 sq. ft.
Upper Level Finished Area:	1,159 sq. ft.
Below Grade Finished Area:	1,138 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,060 sq. ft.
Lot Frontage:	44'
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2410444
Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Mantle, Tile
Garage:	Yes
Garage Spaces:	3
Parking:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$300.00
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Amenities:	Park, Playground, Racquet Courts
Appliances:	Dishwasher, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 11' × 5' ·
Main Floor	Bedroom · 10' × 9'6" ·
Main Floor	Kitchen · 13' × 12' ·
Main Floor	Dining Room · 13' × 11'10" ·
Main Floor	Pantry · 6'6" × 6' ·

Main Floor	Great Room · 15' × 14' ·
Main Floor	Mud Room · 9'7" × 7' ·
2nd Floor	Bedroom - Primary · 13'6" × 13' ·
2nd Floor	Walk-In Closet · 13' × 6'6" ·
2nd Floor	Bedroom · 13' × 10'7" ·
2nd Floor	Bedroom · 13' × 12'6" ·
2nd Floor	Laundry · 9'6" × 6' ·
Lower Level	Game Room · 26' × 14'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
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/22-greenwich-row-nw-calgary-a2282441/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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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.