364 Greenwich Drive NW

Calgary | Active | MLS® A2327521

$1,589,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**3,632.59 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Town Residential

A closer look

A rare SHOWHOME LEASEBACK opportunity in Upper Greenwich! This beautifully finished Crystal Creek home offers more than 4,960 sq. ft. of premium living space. Purchase the home now while Crystal Creek Homes continues to use it as a showhome, providing rental income before you take possession. The main floor features an open kitchen with quartz countertops, an oversized island, walk-in pantry and premium KitchenAid appliances, flowing into a bright dining area and living room with a full-height tiled fireplace. A separate front office adds valuable workspace. Upstairs are four bedrooms, a spacious family room and laundry. The primary retreat includes a large walk-in closet and spa-inspired ensuite with dual vanities, freestanding tub, heated tile floors and an oversized glass shower. The developed basement adds a fifth bedroom, full bathroom, wet bar, games area and large recreation room. Additional highlights include triple-glazed windows, fibre cement siding, tankless hot water, water softener and a triple-car garage. Upper Greenwich offers parks, pathways and convenient access to the Calgary Farmers' Market, Winsport, major routes and the mountains. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327521
Bedrooms	5
Bathrooms	4
Year Built	2025
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:	3,632.59 sq. ft.
Main Level Finished Area:	2,082.96 sq. ft.

Upper Level Finished Area:	1,549.63 sq. ft.
Acreage:	No
Lot Area:	5,059 sq. ft.
Lot Frontage:	44'1¼"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2410444
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1

Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Garage Door Opener, Garage Faces Front, Oversized, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Appliances:	Bar Fridge, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 16'11" × 14'6" ·
Main Floor	Kitchen · 16'11" × 13'8" ·
Main Floor	Living Room · 16'1" × 14'9" ·
Main Floor	Office · 13' × 7'8" ·
Upper Level	Bedroom · 13'10" × 10'11" ·
Upper Level	Bedroom · 13'10" × 10'11" ·
Upper Level	Bedroom · 11'11" × 11'11" ·
Upper Level	Family Room · 18'9" × 13'5" ·
Upper Level	Laundry · 8'7" × 6'11" ·
Upper Level	Bedroom - Primary · 17'10" × 12'5" ·
Basement	Bedroom · 14'4" × 10'9" ·
Basement	Game Room · 21'8" × 14'10" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Jul 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/364-greenwich-drive-nw-calgary-a2327521/

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