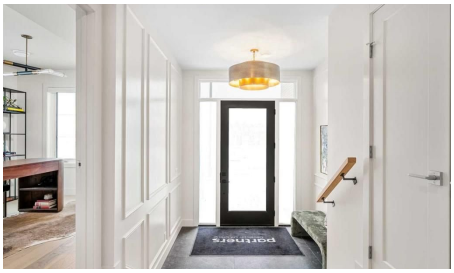
68 Greenwich Heath NW

Calgary | Active | MLS® A2359520

$1,324,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2026**	**2,882 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to the Carrara by Partners, an exceptional four-storey Modern Brownstone fronting directly onto the canal in the prestigious northwest Calgary community of Upper Greenwich. Now available as a presale, this residence offers the opportunity to personalize your interior finishes and selections, creating a home that reflects your individual style and vision.

Offering 2,882 sq. ft. of thoughtfully designed living space with no condo fees, the Carrara draws inspiration from timeless architecture and sophisticated urban living. A private four-storey elevator, expansive rooftop patio and oversized heated rear-attached double garage deliver an exceptional balance of luxury, functionality and an effortless lock-and-leave lifestyle.

The entry level features a spacious foyer, versatile office or fourth bedroom, full bathroom and thoughtfully designed mudroom with direct access to the heated garage.

Designed for everyday living and elevated entertaining, the main living level features 10-foot ceilings and expansive windows overlooking the canal. A chef-inspired kitchen, generous dining area and fireplace-anchored living room create an incredible foundation for a space you can truly make your own through personalized cabinetry, countertops, flooring and interior finishes. A rear deck with enclosed storage and a powder room complete this level.

The third floor is dedicated to private living, featuring an impressive primary retreat with a spa-inspired ensuite, dual vanities, freestanding soaker tub and tiled glass shower. Two additional bedrooms, a full bathroom and a spacious laundry room complete the floor.

The crown jewel of the Carrara is its fourth-floor retreat, featuring a flexible living space that opens onto an expansive private rooftop patio with a hot tub rough-in and sweeping canal views. Envision intimate evenings under the stars, summer entertaining or simply enjoying your own private outdoor sanctuary.

Inspired by European canal-side living, Upper Greenwich is one of Calgary's most distinctive new communities, featuring an extensive pathway network, sports courts, playgrounds and beautifully designed green spaces. Enjoy convenient access to Calgary Farmers' Market West, WinSport, the Bow River pathway system and major commuter routes.

With direct canal frontage, no condo fees, a private elevator and an extraordinary rooftop living experience, the Carrara presents a rare opportunity to secure a luxury brownstone before construction is complete.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359520

Bedrooms	3
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	2,882 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	1,969 sq. ft.
Lot Frontage:	20'4"
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	2410444
Heating:	Boiler, Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$350.00
City Quadrant:	Northwest
Community:	Greenwood/Greenbriar
Amenities:	Other, Playground, Racquet Courts
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Induction Cooktop, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Inclusions:	N/A
Restrictions:	None Known
Main Floor	Office · 10'1" × 9'8" ·
Main Floor	Foyer · 8'6" × 8'5" ·
Main Floor	Mud Room · 9'1" × 5'9" ·
Main Floor	Furnace/Utility Room · 9'1" × 5'10" ·
2nd Floor	Kitchen · 15'2" × 11'8" ·
2nd Floor	Living Room · 19'2" × 14'2" ·
2nd Floor	Dining Room · 13'7" × 11'6" ·
3rd Floor	Bedroom - Primary · 14'2" × 10'1" ·
3rd Floor	Laundry · 9'5" × 5'11" ·
3rd Floor	Bedroom · 11'3" × 9'4" ·
3rd Floor	Bedroom · 9'9" × 9'4" ·
4th Floor	Bonus Room · 15'9" × 13'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows
Exterior Features:	BBQ gas line, Rain Gutters, Storage
Patio And Porch Features:	Deck, Rooftop Patio
Lot Features:	Back Lane, Views
Waterfront Features:	Canal Front
Num. of Parcels:	0
Fencing:	None
Region:	Calgary

Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/68-greenwich-heath-nw-calgary-a2359520/

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