

\$1,377,000 - 12 Greenwich Heath Nw, Calgary

MLS® #A2204632

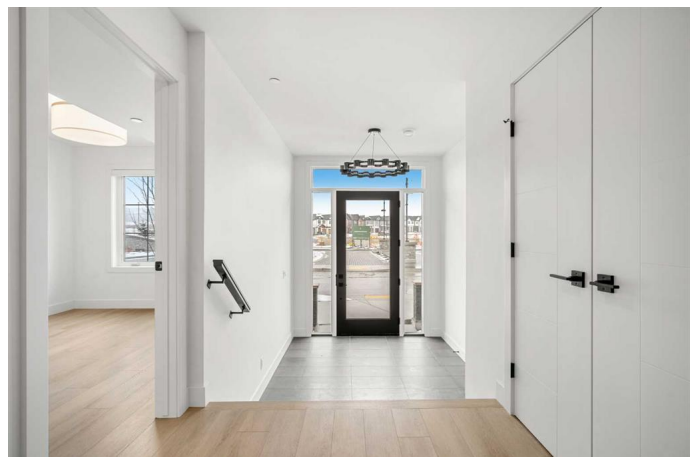
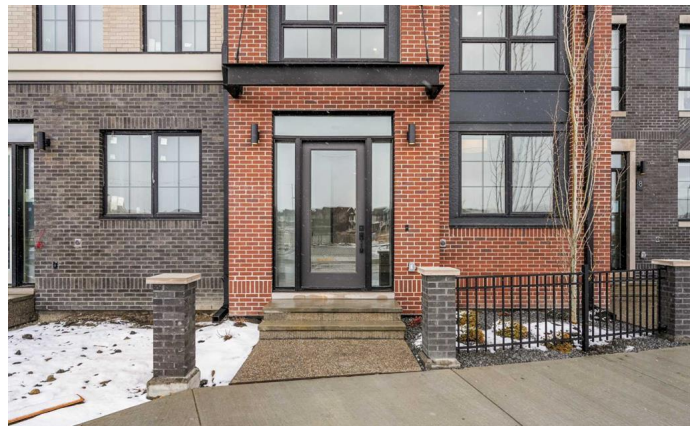
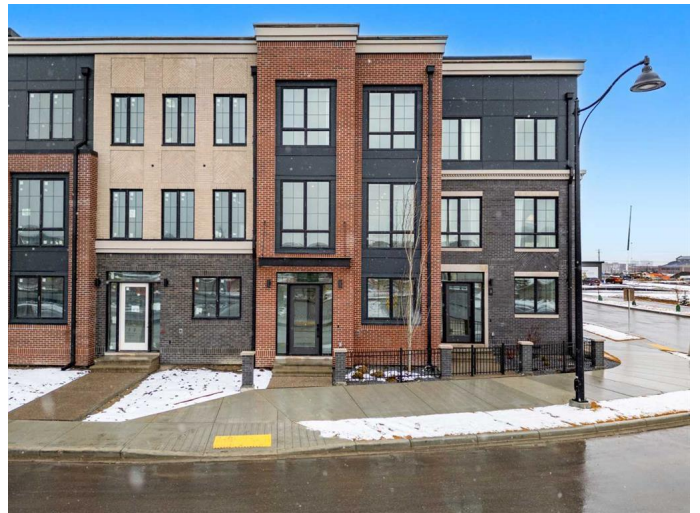
\$1,377,000

4 Bedroom, 4.00 Bathroom, 2,882 sqft

Residential on 0.04 Acres

N/A, Calgary, Alberta

Welcome to 12 Greenwich Heath NW, a one-of-a-kind, four-story Modern Brownstone, meticulously crafted by Partners in the new NW community of Upper Greenwich. As Calgary's only Modern Brownstone fronting a canal, you can wake up to the gentle flow of water, enjoying tranquility and breathtaking views. Combining the timeless elegance of classic 19th-century brownstone architecture with modern sophistication, this no-condo-fee residence offers unparalleled craftsmanship, and an unbeatable location just steps from the Bow River and Calgary Farmers' Market West. With an array of high-end finishes, every detail reflects the quality craftsmanship Partners is known for, including a private elevator, rooftop patio, and an oversized, heated rear-attached double garage. As you enter the expansive front foyer, you'll immediately notice the attention to detail. The main level includes a versatile office or bedroom, a full bathroom, and a mudroom with custom-built lockers and a bench. The heated double garage offers ample storage and parking space. Take your private four-story elevator to the heart of the home; an open-concept main living area with 10' ceilings and oversized windows that flood the space with natural light. The gourmet kitchen is a showstopper, featuring a custom plaster hood fan and an oversized quartz island with a waterfall edge. The dining area features built-in cabinetry, offering both elegance and additional storage. The living room is anchored



by a beautifully designed fireplace. Step outside to the rear deck with an enclosed storage space, blending indoor and outdoor living seamlessly. A powder room with a floating vanity and under-cabinet lighting completes this level. On the third floor, the primary suite offers a spa-inspired ensuite complete with a fully tiled glass shower, a freestanding soaker tub, and dual vanities. Two additional spacious bedrooms share a full bathroom with premium finishes. The laundry room, featuring built-in cabinetry, a sink, and quartz countertops, adds both luxury and convenience. The fourth floor is a dedicated entertainment space, complete with a wet bar and beverage fridge. Step out to your private rooftop patio, where the hot tub rough-in awaits, perfect for soaking in the views, and water feature. This home is built with cutting-edge mechanical systems designed to enhance comfort and energy efficiency, air conditioning, and a full blinds package. With a reputation for developing communities that prioritize beauty and functionality, Partners has meticulously planned every detail of Upper Greenwich. This exclusive community is ideally located, just steps from a canal and walking paths. With WinSport at your doorstep, and the Rocky Mountains just a 45-minute drive away. Upper Greenwich offers a vibrant, urban, walkable feel with sports courts, playgrounds, nearby shops, and restaurants, providing residents with a perfect blend of convenience and recreation. A one-of-a-kind home - experience it for yourself.

Built in 2024

Essential Information

MLS® #	A2204632
Price	\$1,377,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,882
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	12 Greenwich Heath Nw
Subdivision	N/A
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6P4

Amenities

Amenities	Other, Playground, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop, Instant Hot Water
Heating	Forced Air, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	BBQ gas line, Storage, Rain Gutters
Lot Description	Back Lane, Views
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2025
Days on Market	33
Zoning	DC (R-G)
HOA Fees	350
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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