

# \$1,400,000 - 24 Greenwich Heath Nw, Calgary

MLS® #A2231165

**\$1,400,000**

3 Bedroom, 4.00 Bathroom, 3,002 sqft

Residential on 0.05 Acres

Greenwood/Greenbriar, Calgary, Alberta

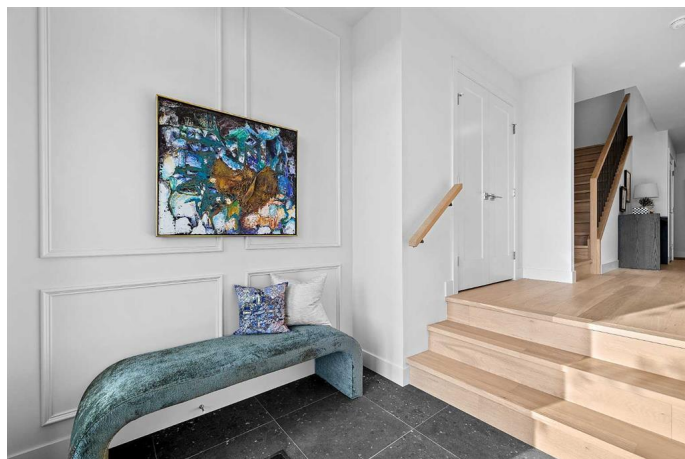
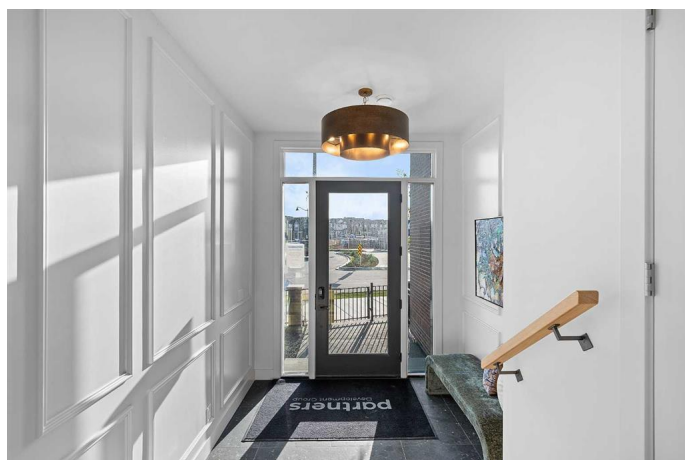
Welcome to 24 Greenwich Heath NW, where classic brownstone charm meets modern Calgary living—without compromise and without condo fees.

Fronting onto the canal, this brand-new luxury townhome offers a front-row seat to nature's gentle rhythm year-round.

Whether it's the shimmer of morning light on the water or the quiet hush of a snowfall, the setting is as serene as it is stunning.

From the outside, the architecture speaks of timeless elegance, traditional brownstone style, with a stately grand foyer to welcome you home. Inside, a contemporary world awaits, where every detail is designed to reflect your unique taste. With award-winning architect Michelle Vant Erve guiding the process, you'll have the rare opportunity to personalize every inch of your interior. Build your dream without starting from scratch with completion in just 6 to 8 months - your new home is closer than you think.

Thoughtfully designed for today's needs and tomorrow's possibilities, the floor plan includes a grand front entry and a versatile main-floor flex space—ideal for a home office, gym, or even a private bedroom for multi-generational living. Thanks to the personal elevator that connects every level, it's easy to age in place or accommodate loved ones of all ages with comfort and ease. The open-concept living offers a bright, airy feel with triple-pane windows, a cozy gas fireplace, and a spacious dining area that



flows seamlessly onto a private deckâ€”perfect for summer evenings or morning coffee. The kitchen is equipped with premium appliances and high-end finishes that come standard in every home. Comfort is key, with air conditioning throughout and heated floors in the luxurious primary ensuite.

Choose between a three-bedroom, 3.5-bath layout or an optional dual primary plan. And for the grand finale, a bonus loft space with a built-in wet bar and access to your rooftop patio, complete with a hot tub rough-in. The ultimate space for entertaining or unwinding. The heated double garage, finished with epoxy floors, offers both convenience and curb appeal, rounding out this truly exceptional residence.

Beyond your doorstep, Greenwich offers a rare balance of urban accessibility and natural beauty. Youâ€™re just 15 minutes from downtown Calgary and 45 minutes from the Rocky Mountains and Kananaskis Country. Stroll the pathway that leads directly to Bowness Park, or explore nearby shops, restaurants, the Calgary Farmersâ€™ Market, and a range of recreation facilities just minutes away. With walking trails, sports courts, playgrounds, and more, this vibrant community is only getting better.

This is a home where luxury meets low-maintenance. Where you can lock and leave with peace of mind, age in place with convenience, and enjoy comfort, style, and easeâ€”every single day.

Built in 2024

**Essential Information**

MLS® #	A2231165
Price	\$1,400,000
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,002
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	24 Greenwich Heath Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6P4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Front

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

Basement	None
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## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting, Views, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	24
Zoning	DC

## Listing Details

Listing Office	Century 21 Masters
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