

# \$1,425,000 - 12 Greenwich Heath Nw, Calgary

MLS® #A2234651

**\$1,425,000**

4 Bedroom, 4.00 Bathroom, 3,013 sqft

Residential on 0.04 Acres

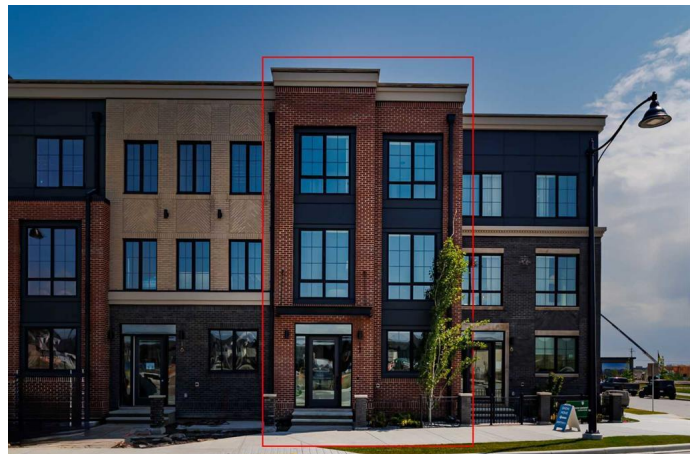
Greenwood/Greenbriar, Calgary, Alberta

Welcome to 12 Greenwich Heath NW â€” the only move-in-ready brownstone available in Calgaryâ€™s sought-after Upper Greenwich community. This isnâ€™t just a home, itâ€™s a lifestyle.

Set along the tranquil edge of the Greenwich canal, this modern brownstone blends timeless East Coast charm with contemporary West Coast flair. Classic brick architecture meets a sleek, modern interior designed by award-winning Michelle Vant Erve, creating a rare combination of tradition and trend.

Step through the grand foyer and into a layout built for flexibility and elegance. On the entry level, a custom mudroom and a bright flex space awaitâ€”perfect for a home office, gym, or even a fourth bedroom. A private elevator whisks you effortlessly between levels, making this home ideal for aging in place or multi-generational living.

Upstairs, the open-concept living area is flooded with natural light and offer canal views. An electric fireplace anchors the space, while the chef-inspired kitchen features premium appliances, a waterfall island, an upgraded range hood, an induction cooktop, and custom built-in dining cabinetry that makes entertaining a breeze. Step out onto your spacious deck and enjoy Calgaryâ€™s four seasons with style and ease.



Retreat to the top floor where a bonus loft and built-in wet bar set the stage for unforgettable evenings, capped by rooftop patio sunsetsâ€”complete with hot tub rough-in. Every detail, from the epoxy-finished heated double garage to the air conditioning and hardscaped front landscaping, has been thoughtfully selected for comfort, convenience, and beauty.

With no condo fees, a park and tennis courts right across the street, and the Calgary Farmerâ€™s Market just minutes awayâ€”not to mention easy access to the mountainsâ€”this is the ultimate lock-and-leave lifestyle without compromise.

Refined. Relaxed. Ready for you.

Built in 2024

**Essential Information**

MLS® #	A2234651
Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,013
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	12 Greenwich Heath Nw
Subdivision	Greenwood/Greenbriar
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6P4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Oversized, 220 Volt Wiring
# of Garages	2
Waterfront	Canal Front

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Metal
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	16
Zoning	DC

### Listing Details

Listing Office

Century 21 Masters

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