

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

MLS® #A2204632

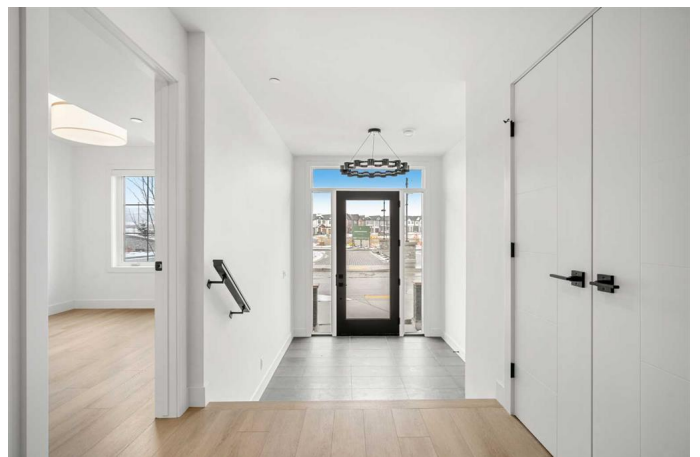
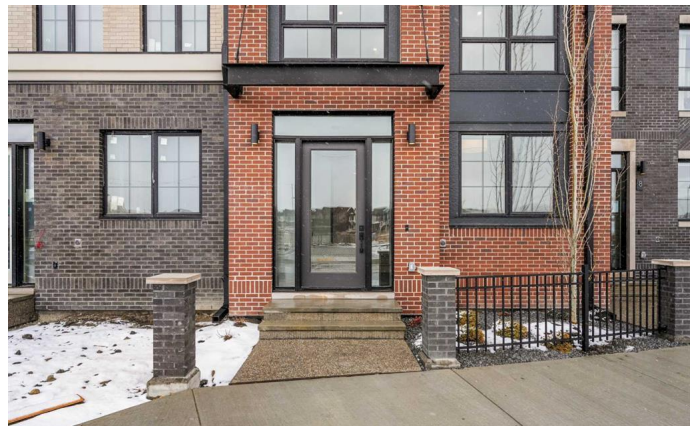
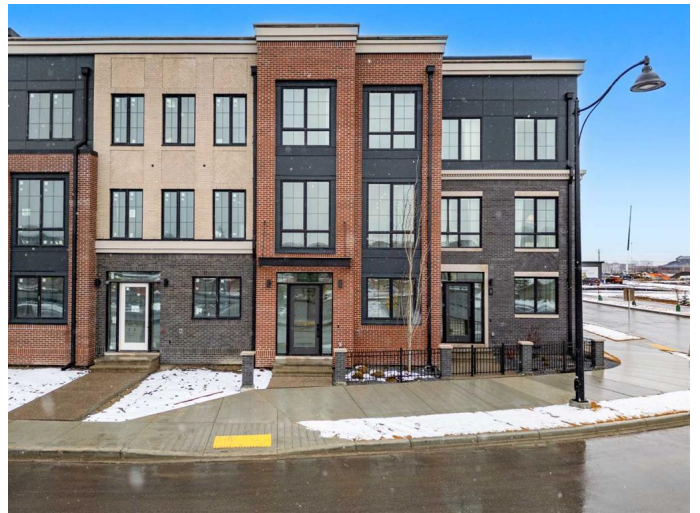
**\$1,377,000**

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 Farmersâ€™ 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, youâ€™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 10â€™ 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, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, 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	11
Zoning	DC (R-G)
HOA Fees	350
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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