



**GRASSROOTS**  
REALTY GROUP

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**30 Greenwich Row NW**  
**Calgary, Alberta**

**MLS # A2252691**



**\$1,550,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,292 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Concrete, Metal Siding , Other, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE ALSRT DECEMBER 13TH 1:00PM - 4:00PM! Must come by and see for yourself. Welcome to The Bella by Homes by Fifty-Six, a stunning new luxury build in the vibrant community of Upper Greenwich. Set on a spacious 44-foot lot with a sunny south-facing backyard, this home offers 3,292 sq. ft. of beautifully crafted living space and exquisite attention to detail. Step inside to a grand open-to-above foyer that sets the tone for what's to come. The main level includes a private home office, den, mudroom, and powder room. The living room impresses with soaring ceilings and a gorgeous two-storey fireplace, flowing into a dining area and a chef's kitchen featuring a massive island, premium finishes, and direct access to the south-facing deck — perfect for entertaining. Upstairs, the primary suite is a retreat with a covered dura deck, spa-inspired ensuite, and walk-in closet. Two additional bedrooms share a full bathroom, with a loft and large laundry room completing the upper floor. Built by Homes by Fifty-Six, a builder known for timeless design, enduring quality, and genuine craftsmanship, The Bella embodies what modern luxury should feel like. Enjoy all that Greenwich has to offer — parks, pathways, playgrounds, sport courts, a community garden, and the Calgary Farmers' Market just steps away. With quick access to 16th Ave, Stoney Trail, and the Bow River Pathway, you're only minutes to downtown and less than an hour to Kananaskis or Canmore.