



GRASSROOTS
REALTY GROUP

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167 Greenwich Drive NW
Calgary, Alberta

MLS # A2253774



\$849,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,040 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Insulated, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE!!! SUNDAY, Sept 14th. 2:00pm-4:00pm. Upper Greenwich – one of Calgary's Newest Luxury Communities is presenting this exquisite Certified GREEN residence, a newly constructed masterpiece by the esteemed Partners Development. Thoughtfully designed with sophistication, comfort, and sustainability in mind, this 3-bedroom, 2.5-bath home showcases premium finishes and endless upgrades, and the year-round comfort of CENTRAL AIR CONDITIONING. Main Floor Elegance – Step into a welcoming foyer and immediately notice the warmth of wide-plank oak hardwood flooring that flows seamlessly through the open-concept main level. Soaring 9' ceilings and expansive triple-pane windows flood the living space with natural light. The gourmet kitchen features custom soft-close cabinetry, quartz countertops, and a full suite of top-tier stainless steel appliances – including a built-in convection oven and microwave, French-door refrigerator with interior water dispenser, sleek range hood, electric glass stove top and dishwasher. A central island with additional cabinetry and a built-in recycling centre anchors the space. The adjoining great room offers a cozy gas fireplace with mantle and direct access to a private deck with privacy wall and equipped with natural gas hook up, perfect for entertaining. Upper Level Comfort – A wide staircase with upgraded railings leads to the versatile bonus room, ideal for a home theatre or relaxation space. The spacious primary suite impresses with a large walk-in closet and a spa-inspired ensuite featuring a tiled walk-in shower with bench, and dual sinks with extended quartz counter. Two additional bedrooms, a 4-piece bath, and a dedicated laundry room with high-end, front-load washer/dryer complete the level. Additional Features include: On-demand hot water system, ample

linen and storage closets, window coverings throughout, Unfinished basement (SUNSHINE BASEMENT) with high ceilings and large egress window (4' opening), insulated and drywalled single car attached garage. This exceptional home blends modern opulence with everyday functionality, making it a rare offering in one of Calgary's most sought-after new luxury enclaves. Location is everything — and this home delivers. Just a short 5-minute stroll brings you to the vibrant new Farmer's Market, with boutique shopping, restaurants, and upscale conveniences all close at hand. Effortless access to both Stoney Trail and Crowchild Trail ensures seamless connectivity across the city.