

# \$1,219,700 - 16 Greenwich Heath Nw, Calgary

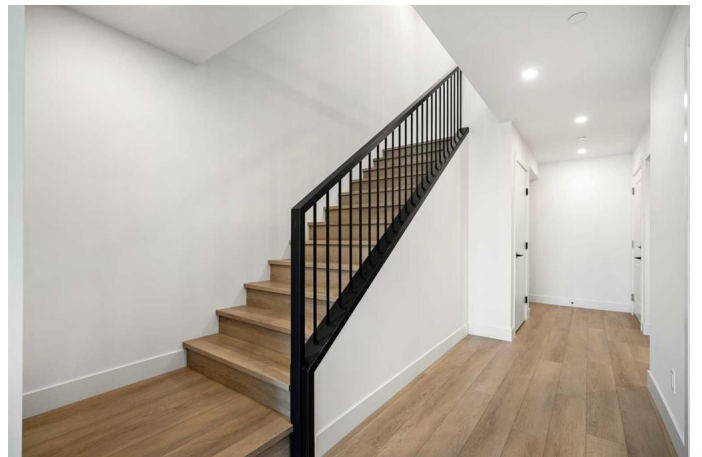
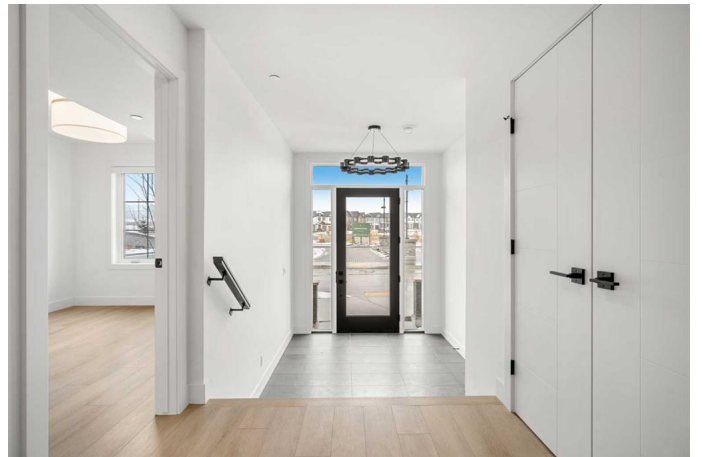
MLS® #A2260575

**\$1,219,700**

4 Bedroom, 4.00 Bathroom, 3,047 sqft  
Residential on 0.04 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to 16 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'll wake up to the gentle flow of water, surrounded by tranquility and breathtaking views. Blending the timeless elegance of classic 19th-century brownstone architecture with modern sophistication, this no-condo-fee residence showcases unparalleled craftsmanship and an unbeatable location, just steps from the Bow River and Calgary Farmers' Market West. Currently under construction, it also gives you the rare opportunity to collaborate with an award-winning designer, allowing you to select finishes and add your own personal touch while being guided to create a home that is uniquely yours. Every detail reflects Partners' reputation for quality, with standout features including a private elevator, rooftop patio, and an oversized heated rear-attached double garage. The expansive foyer opens to a versatile office or bedroom, a full bathroom, and a mudroom, while the main living level is an open-concept showpiece with 10' ceilings, oversized windows, a chef-inspired kitchen, spacious dining area, elegant living room anchored by a fireplace, and a rear deck with enclosed storage. A powder room with floating vanity completes this floor. Upstairs, the primary suite feels like a retreat, offering a spa-inspired ensuite with



in-floor heating, dual vanities, a fully tiled glass shower, and a freestanding soaker tub. Two additional bedrooms, a full bathroom, and a well-planned laundry room complete this level. The fourth floor is dedicated to entertaining, with a wet bar, beverage fridge, and access to a private rooftop patio with a hot tub rough-in, where you can take in the serene water views. Designed with cutting-edge mechanical systems for efficiency and year-round comfort, this residence is perfectly located within Upper Greenwich, a master-planned community that balances beauty and functionality. With walking paths, sports courts, playgrounds, and nearby shops and restaurants, plus WinSport at your doorstep and the Rocky Mountains just 45 minutes away, Upper Greenwich offers a vibrant, urban, walkable lifestyle paired with endless recreation. A truly one-of-a-kind home, ready to be made your own.

Built in 2025

### **Essential Information**

MLS® #	A2260575
Price	\$1,219,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,047
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	16 Greenwich Heath Nw
Subdivision	Greenwood/Greenbriar

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	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, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Induction Cooktop, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	BBQ gas line, Rain Gutters, Storage
Lot Description	Back Lane, Views
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	10
Zoning	DC
HOA Fees	350
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

eXp Realty

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