

# \$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

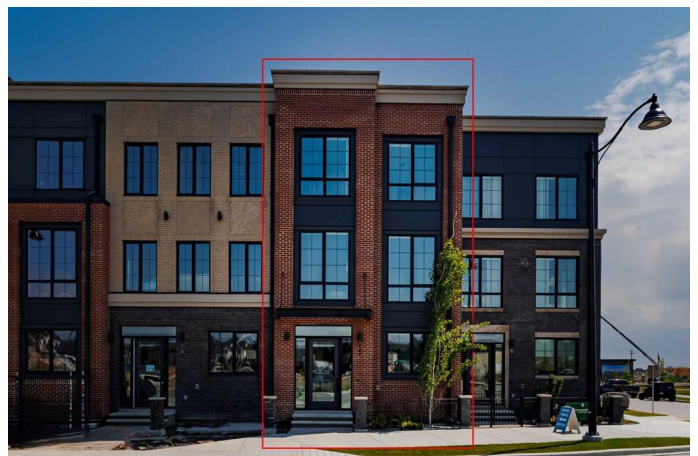
Greenwood/Greenbriar, Calgary, Alberta

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 sunsets—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 Farmer’s Market just minutes away—not to mention easy access to the mountains—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        | 220 Volt Wiring, Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Oversized |
| # 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 | 65              |
| Zoning         | DC              |

### Listing Details

Listing Office

Century 21 Masters

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