

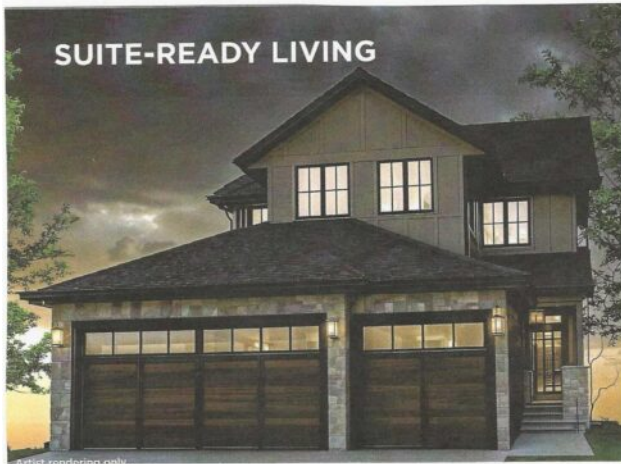


GRASSROOTS
REALTY GROUP

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22 Greenwich Row NW
Calgary, Alberta

MLS # A2282441



\$1,359,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Greenwood/Greenbriar | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,295 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Level, Rectangular Lot | | |

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|--------------------|---|-------------------|------------|
| Heating: | High Efficiency, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 33-24-2-W5 |
| Exterior: | Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

MULTI-GENERATIONAL LIVING/INCOME POTENTIAL! Experience the perfect blend of style and function in The Manhattan, a 2,300 ft² two-storey home. The main floor features 1,137 sq. ft., including a dedicated den or bedroom with a full ensuite, ideal for working from home or as a quiet retreat. The upper floor provides 1,162 sq. ft. of living space, including 3 spacious bedrooms, 2 bathrooms, and a convenient laundry room. With an open-to-below design, enjoy the grandeur of the main living area from the upper floor. The fully developed basement of this home includes a finished recreation room for the main house and a complete 1-bedroom Legal suite with a separate entrance. (Legal Suite can be redesigned to make the home 'single-family' living.) The triple front drive garage ensures plenty of space for vehicles and storage. As a Custom Concepts' Personalized Home this home offers the perfect balance of convenience and customization, allowing you to jump-start the build process by approximately six months. The initial design, permitting, foundation, and framing are already completed, so you can begin personalizing at the rough-in stage. If you're looking for a quicker build process and a faster move-in date with the added benefit of tailoring your home to your design preferences, our Personalized Homes might be the perfect choice for you. Upper Greenwich is a distinctive community nestled on the west edge of Calgary – an easy commute to downtown with quick access to the Rocky Mountains. Upper Greenwich is a lovely blend of sophisticated urban living in natural surroundings. Walking paths, sport courts, playgrounds and abundant greenspaces can be enjoyed right outside your front door. The HOA ensures upkeep of the amenities of the community and helps bring people together with seasonal celebrations and neighborhood

events. Upper Greenwich is a community that is connected, active and thriving!