



131 Greenwich Drive NW
Calgary, Alberta

MLS # A2310219



\$759,211

Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,053 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Mackenzie 22' by Partners, a thoughtfully upgraded 2,053 sq. ft. paired home with a front attached garage in the sought after NW community of Upper Greenwich. Combining modern design, elevated finishings, and a highly functional layout, this home offers the perfect balance of style and everyday practicality. The main floor features a bright open concept design with expansive living and dining spaces centered around a stunning electric fireplace with a full height tile surround extending to the ceiling, creating a beautiful focal point within the home. The kitchen has been thoughtfully designed for both entertaining and daily living, complete with quartz countertops, full height cabinetry, upgraded backsplash tile, stainless steel appliances, built in microwave, chimney hood fan, central island, and a gas line rough in for a future gas range. Two tone cabinetry adds additional visual interest and a more custom feel throughout the space. Upstairs, the spacious primary retreat offers a walk in closet and a beautifully upgraded ensuite featuring dual sinks, a fully tiled shower with bench seating, tiled base, and sleek 10mm glass enclosure. Two additional bedrooms, a versatile bonus room, upper level laundry, and upgraded spindle railing complete the upper floor with both style and functionality. Additional upgrades include air conditioning rough in, upgraded carpet, sunshine basement configuration with enlarged rear basement window, exterior gas line rough in for future BBQ connection, rear deck, upgraded plumbing fixtures, 200 amp electrical service, triple pane rear windows, and durable fiber cement exterior siding with refined stone accents. Located in Upper Greenwich, residents enjoy a unique lifestyle surrounded by pathways, playgrounds, sports courts, and the community's signature central canal, all while being minutes from

the Calgary Farmers' Market West, Bow River pathways, WinSport, and major commuter routes. Future parks and green spaces will continue to enhance the walkable, connected atmosphere that makes this one of Calgary's most exciting emerging communities. With thoughtful upgrades already selected, a functional family friendly layout, and an exceptional location, the Mackenzie 22' is a home designed to grow with you for years to come.