



**GRASSROOTS**  
REALTY GROUP

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236 Bluerock Street SW  
Calgary, Alberta

MLS # A2317282



**\$980,200**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,416 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Cement Fiber Board, Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

The Greenwood is a refined take on minimalist, open-concept living, defined by streamlined architecture, clean lines, and a thoughtful emphasis on hidden, functional design elements. The open-concept main living area is ideal for everyday living and entertaining alike, complemented by thoughtfully designed indoor and outdoor dining spaces that extend your lifestyle beyond the walls of the home. A galley-style kitchen offers sleek efficiency, enhanced by a walk-in pantry that keeps essentials discreetly out of sight while maintaining a polished aesthetic. The primary bedroom serves as a private retreat, complete with a spacious 5-piece ensuite designed for comfort and relaxation. At the front of the home, a large porch adds charm and curb appeal while providing the perfect spot to unwind and connect with the neighbourhood. Please note: Photos are for illustrative purposes only and are representative