



GRASSROOTS
REALTY GROUP

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133 Greenwich Common NW
Calgary, Alberta

MLS # A2322579



\$999,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	2,578 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Views		

Heating: Boiler, Forced Air

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Brick, Concrete, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows

Inclusions: na

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (R-G)

Utilities: -

Welcome to the Cascia by Partners, a distinctive canal-front residence with no condo fees in the highly sought-after northwest community of Upper Greenwich. Offering 2,578 square feet of thoughtfully designed living space and direct frontage onto the community's signature water canal, this is a rare opportunity to secure a luxury home in one of Calgary's most unique and exciting emerging neighbourhoods. Combining the freedom of fee-simple ownership with elegant design, exceptional functionality, and an unparalleled waterfront setting, the Cascia delivers a lifestyle rarely found in Calgary's new home market. Expansive windows and carefully considered living spaces are designed to maximize natural light and showcase views of the canal, creating a connection to the outdoors rarely found in urban living. The home features a spacious three-bedroom layout designed for both everyday comfort and entertaining. Open-concept living areas provide seamless flow between the kitchen, dining, and great room, while elevated finish opportunities allow purchasers to create a home tailored to their personal style and lifestyle needs. Whether hosting family gatherings, entertaining friends, or enjoying a quiet evening overlooking the water, the Cascia offers a setting that feels both sophisticated and welcoming. Upstairs, the private living quarters are designed to provide comfort and privacy. The spacious primary retreat serves as a peaceful escape, while two additional bedrooms offer flexibility for guests, family members, or a dedicated home office. Thoughtful planning throughout the home ensures functionality without compromising on design. Unlike many completed homes, this residence presents a rare opportunity for purchasers to personalize the interior finishes and selections, creating a home tailored to their own style and preferences. Additional features include a rear attached

double garage, air conditioning, and in-slab heating rough-in on the main floor. Upper Greenwich offers a lifestyle unlike any other in Calgary. Thoughtfully designed around the community's signature canal, it creates a unique waterfront atmosphere rarely found in a new neighbourhood setting. Residents enjoy access to extensive pathways, playgrounds, sports courts, future parks, and beautifully planned gathering spaces. Calgary Farmers' Market West, WinSport, the Bow River pathway system, and major commuter routes are all just minutes away, providing the perfect balance of recreation, convenience, and connectivity. With no condo fees, direct canal frontage, luxury design inspiration, the opportunity to personalize interior selections, and an exceptional location, the Cascia represents a rare opportunity to create a truly custom home in one of northwest Calgary's most prestigious new communities.