



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44 Greenwich Heath NW
Calgary, Alberta

MLS # A2323450



\$1,270,700

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	2,882 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Views		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	DC (R-G)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows		
Inclusions:	N/A		

Welcome to the Carrara by Partners, an exceptional four-storey Modern Brownstone fronting directly onto the canal in the prestigious northwest community of Upper Greenwich. Offering 2,882 square feet of thoughtfully designed living space with no condo fees, this residence presents a rare opportunity to own one of a limited collection of luxury brownstones while still having the ability to personalize the interior selections and create a home that reflects your own style. Inspired by timeless architecture and refined design, the Carrara combines sophisticated interiors with exceptional functionality. A private four-storey elevator, expansive rooftop patio, and oversized heated rear-attached double garage provide the perfect balance of convenience, comfort, and an effortless lock-and-leave lifestyle. The entry level welcomes you with a spacious foyer leading to a versatile office or fourth bedroom, a full bathroom, and a thoughtfully designed mudroom complete with custom built-ins and direct access to the heated garage. The main living level is designed for both everyday living and entertaining, featuring 10-foot ceilings and expansive windows that capture natural light while showcasing views of the canal. At the heart of the home, the chef-inspired kitchen offers quartz countertops, custom cabinetry, a statement plaster hood fan, and built-in dining cabinetry that blends style with functionality. The adjoining living room is anchored by a striking fireplace, creating a warm and inviting gathering space, while the rear deck with enclosed storage extends the living area outdoors. A beautifully appointed powder room completes the level. The third floor is dedicated to private living and features an impressive primary retreat with a spa-inspired ensuite complete with dual vanities, a freestanding soaker tub, and a fully tiled glass shower. Two additional bedrooms share

a beautifully finished full bathroom, while a spacious laundry room with built-in cabinetry, sink, and quartz countertops adds everyday convenience. The top floor opens to a flexible living space that leads directly onto a private rooftop patio with hot tub rough-in and sweeping views of the canal and surrounding community. Whether used for entertaining, relaxing, or creating your own private retreat, this space offers a unique outdoor experience rarely found in Calgary. Upper Greenwich is one of Calgary's most distinctive new communities, thoughtfully planned around its signature canal, extensive pathway network, sports courts, playgrounds, and beautifully designed green spaces. Just minutes from Calgary Farmers' Market West, WinSport, the Bow River pathway system, and major commuter routes, residents enjoy an exceptional balance of recreation, connectivity, and everyday convenience. With direct canal frontage, no condo fees, a private elevator, rooftop patio, and the rare opportunity to personalize your interior selections, the Carrara represents a limited opportunity to own one of Upper Greenwich