



GRASSROOTS
REALTY GROUP

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203 Greenwich Drive NW
Calgary, Alberta

MLS # A2344688



\$759,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,054 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Enclosed, Garage Door Opener, Garage Faces Front, In		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Water	Water:	Air, Natural Gas
Floors:	Carpet, Subfloor, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Glass, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

This impressive 2,053 sqft, 3-bedroom, 2.5-bath luxury paired home is located in the idyllic NW community of Upper Greenwich, where amenities are at your doorstep—from walking the Bow River or European-inspired canal to shopping at Calgary Farmers’ Market or hitting the slopes at WinSport or the Rockies. Bright and spacious, with elevated finishes throughout, the home features a grand entrance framed by stone pillars and a transom window, stunning 9’ and 12’ ceilings, and light-coloured wide-plank luxury vinyl and tile flooring. The attached garage includes a built-in EV charging station for your EV or PHEV, while the east-facing, paved, extra-wide driveway offers parking for an additional vehicle or two. The open-concept living, kitchen, and dining areas flow seamlessly together and are perfect for cooking and entertaining. The kitchen features white soft-close shaker cabinets, quartz countertops, custom geometric “honeycomb” tile backsplash, stainless steel appliances, undermount sink, and an island with upgraded cabinetry for added workspace and storage. A special “tech desk” nook doubles as a home office or study area. Large windows provide abundant natural light, while the living room features a beautiful electric fireplace with stone surround and wood mantel. Year-round comfort is easy with central air conditioning/heat pump and a high-efficiency gas furnace. A practical 2-pc. bath completes the main level. The railed wooden deck and partially fenced backyard are accessed through the dining area or landscaped side-house path. Wide, comfortably carpeted stairs with exquisite cast-iron/wood railing lead upstairs to a central bonus room open to the main floor below, ideal as an entertainment centre, play area, or home office. The spacious king-sized primary retreat offers a large walk-in closet and

beautifully upgraded 4-pc. ensuite with double sink, full-tile 10mm glass walk-in shower with bench seating, and water closet. Two additional bedrooms with ample closets share a 4-pc. bath, while the conveniently located laundry room completes the level. The unfinished sunshine basement includes an enlarged west-facing rear window and excellent development potential. Additional upgrades include built-in window coverings, upgraded top-floor carpet, tankless water heater, upgraded plumbing fixtures, triple-pane rear windows, durable fibre-cement siding, living and dining room dimmer lighting, and trademarked QuietWall construction. Upper Greenwich offers parks, pathways, green spaces, and sports courts. Walkable and well-connected, the home provides easy access to Stoney Trail and 16th Avenue/Highway 1, with downtown only 15 minutes away. Nearby amenities include WinSport/COP, Calgary Climbing Centre, schools, shops and restaurants in Bowness and Trinity Hills, and quick 45-minute access to the Rockies. Move-in ready and ideal for professionals, families, and anyone looking for a beautiful home in a vibrant new community. Furniture fully/partially available for sale.