



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

119 Greenwich Heath NW
Calgary, Alberta

MLS # A2346216



\$1,285,000

Division:	Greenwood/Greenbriar		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,302 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: \$10, 000.00 APPLIANCE CREDIT AT TRAIL APPLIANCES.

Welcome to The Solstice by FIFTY6 Homes, a boutique builder that puts quality over quantity. Set on a 44' wide lot with a south-facing front exposure in Upper Greenwich, this 2,302 sq ft laned home was built with bespoke living in mind: a layout shaped around how you actually live, with light, proportion and room to breathe. Nine-foot ceilings run throughout, and the south orientation keeps the main floor bright from morning coffee to golden hour. The layout opens with a dedicated home office positioned for quiet and focus, then flows into a generous open-concept living, dining and kitchen space. A spacious walk-in pantry keeps the kitchen uncluttered, while designer-curated finishes bring a timeless, cohesive palette to every surface, so nothing here will feel dated in five years. Upstairs, an open loft flex space anchors the level, ready to become a reading lounge, media room, homework hub or second workspace. Three bedrooms and two bathrooms complete the floor with space for a growing household or weekend guests. Out back, a large yard gives you a true outdoor room, and the triple detached garage delivers something rare in a new build this close to the city: parking for the daily drivers plus a bay for the truck, the bikes or the workshop. The setting is the other half of the story. Upper Greenwich was planned around balance, pairing the energy of the city with the calm of the river valley. Weekends start with a stroll through Calgary Farmers' Market West, coffee with friends and a run along the Bow River pathways with the skyline in view. Bowness Park and the Greenwich canal are minutes away, WinSport is right around the corner for year-round recreation and events, and Stoney Trail and Highway 1 put you on the road to Canmore and Banff before the city has finished waking up. Downtown is a 15-minute drive, close enough for a Flames game or a night

out without the downtown hassle. This is a community built for the way people actually live: walkable for daily needs, connected for the commute, and positioned for the weekend escape. Lock up and go, then come home to a house built with intention by a builder who proudly puts its name on every one. Thoughtful design. South light. Triple garage. Upper Greenwich. The Solstice checks the boxes that matter and adds a few you didn't know you wanted.