



GRASSROOTS
REALTY GROUP

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131 Greenwich Drive NW
Calgary, Alberta

MLS # A2348962



\$739,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,053 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Mackenzie 22' by Partners, a move-in-ready paired home offering 2,053 square feet, 3 bedrooms, 2.5 bathrooms, a front-attached garage, and an impressive list of upgrades in the sought-after northwest Calgary community of Upper Greenwich. With a finished rear deck, fully fenced backyard, upgraded blinds, and trees already planted along the rear property line, many of the extras that typically come after buying new have already been taken care of. Inside, the bright open-concept main floor is designed for both everyday living and entertaining. The great room is anchored by a striking electric fireplace with tile extending all the way to the ceiling, while the adjoining dining area provides plenty of room to gather. At the heart of the home, the kitchen combines style with function, featuring quartz countertops, full-height two-tone cabinetry, upgraded backsplash, stainless steel appliances, built-in microwave, chimney-style hood fan, and a large central island. A gas line rough-in also provides the option to easily upgrade to a gas range in the future. Upstairs, a central bonus room creates a second living space away from the main floor—perfect for movie nights, a playroom, or a comfortable place to unwind. The primary bedroom features a walk-in closet and beautifully upgraded ensuite with dual sinks and a fully tiled walk-in shower complete with bench seating and a sleek 10mm glass enclosure. Two additional bedrooms and convenient upper-level laundry complete the floor. The sunshine basement offers excellent potential for future development, with an enlarged rear window bringing additional natural light into the lower level. Throughout the home, you'll find upgrades including triple-pane rear windows, 200 AMP electrical service, upgraded carpet, upgraded plumbing fixtures, air-conditioning rough-in, exterior BBQ gas line rough-in, upgraded

spindle railing, and durable fibre-cement siding with stone accents. Outside, the rear deck extends the living space outdoors, while the fully fenced backyard and trees along the rear offer added privacy and a more established feel—another major bonus when purchasing a newer home. Upper Greenwich brings together modern community planning with some of northwest Calgary's best recreational amenities nearby. Residents enjoy pathways, playgrounds, sports courts, green spaces, and the community's signature canal, while Calgary Farmers' Market West, WinSport, the Bow River pathway system, shopping, dining, and major commuter routes are all within easy reach. With over 2,000 square feet, a front-attached garage, sunshine basement, finished outdoor spaces, and upgrades already in place, the Mackenzie 22' offers the benefits of a newer home without the long list of projects waiting for you after possession.