



GRASSROOTS
REALTY GROUP

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112 Greenwich Drive NW
Calgary, Alberta

MLS # A2350096



\$766,052

Division:	Greenwood/Greenbriar		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,007 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	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, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this brand-new townhome in Greenwich, offering nearly 2,000 sq. ft. of thoughtfully designed living space, a rare main-floor bedroom and full bathroom, dual primary suites, and a private deck. With a flexible layout, upgraded finishes, and plenty of room to spread out, this home delivers the space of a traditional home with the convenience of townhome living in one of NW Calgary's most distinctive communities. The main level is bright, open, and designed for everyday living and entertaining. The kitchen features upgraded cabinetry, countertops, backsplash, and appliances, with generous prep and storage space and an easy flow into the dining and living areas. An electric fireplace with a full-height surround creates a stylish focal point, while access to the deck extends the living space outdoors. One of the standout features is the main-floor bedroom and full bathroom, providing valuable flexibility for overnight guests, extended family, a private home office, or multi-generational living. Upstairs, the dual primary bedroom layout sets this home apart. With two spacious bedroom retreats, the floorplan works exceptionally well for couples wanting their own space, roommates, older children, or guests. An upgraded tiled shower adds a polished finish, while the laundry area includes a dedicated sink and countertop over the washer and dryer for added functionality. A/C rough-in provides the option to easily add air conditioning in the future. Beyond the home itself, Greenwich offers a unique west-Calgary lifestyle with a walkable, thoughtfully planned community surrounded by shops, restaurants, pathways, and recreation. Calgary Farmers' Market West is right in the neighbourhood, while WinSport, Trinity Hills, the Bow River pathway system, and everyday amenities are all nearby. Quick access to major routes makes getting downtown convenient

while also providing an easy connection west toward the Rocky Mountains. With nearly 2,000 sq. ft. of living space, three bedrooms including a main-floor bedroom, three full bathrooms, dual primary suites, a deck, and upgraded finishes throughout, this is a townhome designed for buyers who want flexibility without sacrificing space, style, or location.