

\$1,375,000 - 36 Greenwich Heath Nw, Calgary

MLS® #A2250287

\$1,375,000

3 Bedroom, 4.00 Bathroom, 3,002 sqft

Residential on 0.05 Acres

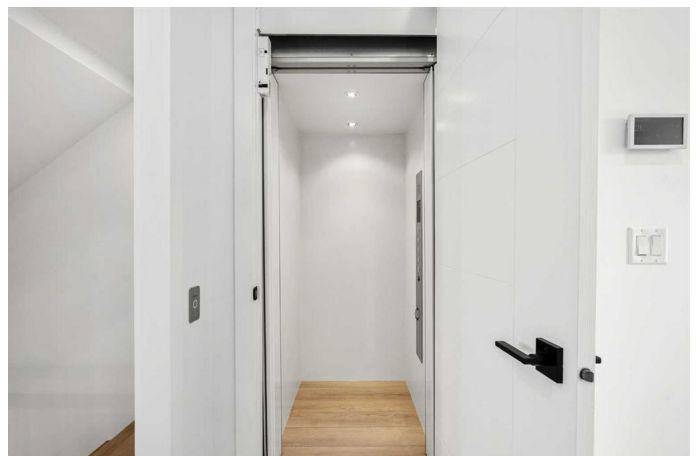
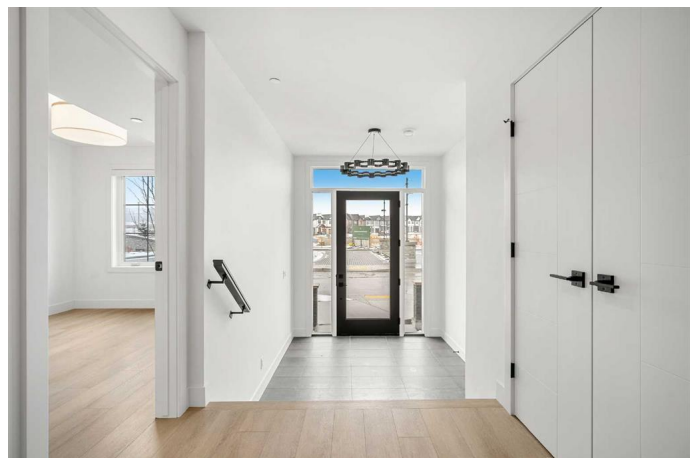
Greenwood/Greenbriar, Calgary, Alberta

Set along the picturesque canal in Greenwich, this brownstone-inspired residence pairs timeless architecture with the freedom of modern living—no condo fees, no compromises. Every angle speaks to a careful balance of tradition and innovation: stately brick lines outside, bright open interiors within.

Inside, the story is yours to write. When buying this home you get the opportunity to work alongside award-winning interior designer Michelle Vant Erve to shape every finish, fixture, and detail. From flooring to lighting, cabinetry to countertops, each choice becomes part of a home designed not just for you, but by you. And with a completion timeline of approx 6 months, your dream is closer than you think.

The layout unfolds with intention. A grand entry welcomes guests while a flexible main-floor space adapts to your lifestyle—home office, guest suite, or fitness studio. A private elevator connects each level with ease, ensuring this is a home to grow into and stay in.

The heart of the home is open and full of light. Triple-pane windows frame natural views, while a contemporary fireplace anchors the living space. The kitchen, rich with premium appliances and generous surfaces, flows effortlessly into dining and lounge areas, and out to one of your private decks.



Upstairs, comfort is refined. Heated ensuite floors, air-conditioned spaces, and the option of dual primary suites allow for thoughtful living arrangements. And then thereâ€™s the rooftop: a loft retreat with wet bar, patio access, and hot tub rough-in, all set against sweeping sky views.

A heated double garage, epoxy finished, completes the practical side of this elegant equation.

Step outside, and Greenwich offers its own rhythm. Stroll to the Farmersâ€™ Market, wander pathways that link to Bowness Park, or head west to the Rockies in less than an hour. Downtown is only 15 minutes away, but here, it feels worlds apart.

This isnâ€™t just a townhome. Itâ€™s a canvas. A place where architecture meets individuality and where luxury lives. ** Photos are taken from the showhome. This home will be customized to the buyers specifications after working with an interior designer. **

Built in 2024

Essential Information

MLS® #	A2250287
Price	\$1,375,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,002
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse

Style	Townhouse
Status	Active

Community Information

Address	36 Greenwich Heath Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B6P4

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Garage Faces Rear, Insulated, Oversized
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Front

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Soaking Tub
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Electric Cooktop
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting, Views, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed August 19th, 2025
Days on Market 1
Zoning DC

Listing Details

Listing Office Century 21 Masters

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