# \$789,900 - 167 Greenwich Drive Nw, Calgary

MLS® #A2253774

## \$789,900

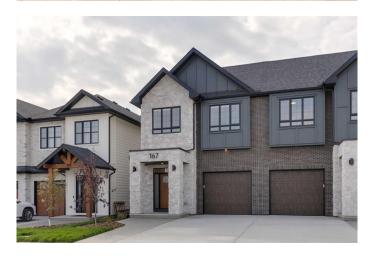
3 Bedroom, 3.00 Bathroom, 2,040 sqft Residential on 0.07 Acres

Greenwood/Greenbriar, Calgary, Alberta

UPGRADES GALORE! NEW HOMEâ€" Priced well BELOW NEW BUILD Costs! Can't beat thisâ€"BoOm! Greenwich â€" one of Calgary's Newest Luxury Communities is presenting this exquisite Certified GREEN residence, a newly constructed masterpiece by the esteemed Partners Development. Thoughtfully designed with sophistication, comfort, and sustainability in mind, this 3-bedroom, 2.5-bath home showcases premium finishes and ENDLESS UPGRADES, and the year-round comfort of CENTRAL AIR CONDITIONING. Main Floor Elegance â€" Step into a welcoming foyer and immediately notice the warmth of wide-plank oak HARDWOOD flooring that flows seamlessly through the open-concept main level. Soaring 9' ceilings and expansive windows flood the living space with natural light. The gourmet kitchen features custom soft-close cabinetry, quartz countertops, and a full suite of top-tier stainless steel appliances â€" including a built-in convection oven and microwave, French-door refrigerator with interior water dispenser, sleek range hood, electric glass stove top and dishwasher. A central island with additional cabinetry and a BUILT-IN RECYCLING Centre anchors the space. The adjoining great room offers a cozy gas fireplace with mantle and direct access to a private deck with privacy wall and equipped with natural gas hook up, perfect for entertaining. Upper Level Comfort â€" A wide staircase with upgraded railings leads to the







versatile bonus room, ideal for a home theatre or relaxation space. The spacious primary suite impresses with a large walk-in closet and a spa-inspired ensuite featuring a tiled walk-in shower with bench, and dual sinks with extended quartz counter. Two additional bedrooms, a 4-piece bath, and a dedicated laundry room with high-end, front-load washer/dryer complete the level. Additional Features include: On-demand hot water system, ample linen and storage closets, window coverings throughout, Unfinished basement (SUNSHINE BASEMENT) with high ceilings and large egress window (4' opening), insulated and drywalled single car attached garage.

This exceptional home blends modern opulence with everyday functionality, making it a rare offering in one of Calgary's most sought-after new luxury enclaves. Location is everything â€" and this home delivers. Just a short 5-minute stroll brings you to the vibrant new Farmer's Market, with boutique shopping, restaurants, and upscale conveniences all close at hand. Effortless access to both Stoney Trail and Crowchild Trail ensures seamless connectivity across the city. A LONG list of UPGRADES is available upon request.

#### Built in 2025

#### **Essential Information**

MLS® # A2253774 Price \$789,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,040

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 167 Greenwich Drive Nw Subdivision Greenwood/Greenbriar

City Calgary
County Calgary
Province Alberta
Postal Code T3B 6N9

#### **Amenities**

Amenities Recreation Facilities

Parking Spaces 2

Parking Front Drive, Insulated, Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Vinyl

Windows, Walk-In Closet(s), Tankless Hot Water

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Electric Cooktop, Humidifier, Tankless Water

Heater

Heating Forced Air, Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Brick, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 7th, 2025

Days on Market 51

Zoning DC

HOA Fees 350

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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