

# \$1,379,000 - 131 Greenwich Heath Nw, Calgary

MLS® #A2223015

**\$1,379,000**

3 Bedroom, 3.00 Bathroom, 2,593 sqft

Residential on 0.12 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to The Nolita II, a stunning fusion of architectural elegance, modern function, and multi-generational flexibility, offering 2,637 sq. ft. of designer living space in one of Calgary's most prestigious new enclaves—Greenwich.

Thoughtfully designed for elevated everyday living, the main floor showcases a rare primary retreat with spa-inspired ensuite, perfect for aging in place or providing luxurious guest accommodations. The heart of the home features an expansive open-concept great room, seamlessly blending the chef-inspired kitchen, living, and dining areas for unforgettable entertaining and everyday ease.

Upstairs, you'll find two generously sized bedrooms, a full bath, and a bright, airy bonus room—ideal as a media lounge, home office, or creative space.

The professionally partially finished basement features a separate side entrance with legal suite rough-ins, providing flexibility to create an income-generating legal suite, private guest quarters, or a home business setup. Appliance packages include \$10,000 for the main home, allowing you to tailor your finishes with ease.

All this, nestled on a quiet, tree-lined street in sought-after Greenwich NW, where urban convenience meets suburban charm—just minutes to Winsport, the Calgary Farmers'



Market, and downtown.

A legacy property with luxury, lifestyle, and income potential built right in. Donâ€™t miss your opportunity to own one of Calgaryâ€™s most versatile and elegant new builds.

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223015    |
| Price          | \$1,379,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,593       |
| Acres          | 0.12        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 131 Greenwich Heath Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 6P2                |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Park, Picnic Area, Playground |
| Parking Spaces | 3                             |
| Parking        | Parking Pad                   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Quartz Counters, |
|-------------------|---|

|                 |                             |
|-----------------|-----------------------------|
|                 | Separate Entrance           |
| Appliances      | See Remarks                 |
| Heating         | Forced Air                  |
| Cooling         | Other                       |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Gas                         |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 27             |
| Zoning         | R-1            |
| HOA Fees       | 227            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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