

# \$814,900 - 131 Greenwich Drive Nw, Calgary

MLS® #A2229561

**\$814,900**

3 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.07 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to the Mackenzie 22' by Partners, a thoughtfully designed 1,985 sq. ft. paired home with a front-attached garage, located in the sought-after NW community of Upper Greenwich. Blending modern finishes with smart functionality, this home is ideal for families, professionals, or anyone looking for stylish, low-maintenance living. Step into a bright, welcoming foyer that leads into a spacious open-concept main floor. The kitchen is beautifully appointed with quartz countertops, full-height cabinetry, stainless steel appliances, and a large central island. The living and dining areas flow seamlessly, making everyday living and entertaining feel effortless. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and a luxurious ensuite featuring a double vanity and oversized shower. A versatile bonus room provides the perfect flex space for a home office, playroom, or media area, while the upper-level laundry room adds extra convenience. Outside, the home features durable fiber cement siding with refined stone accents, a full front driveway, and excellent curb appeal. Upper Greenwich is a growing community surrounded by nature, with quick access to the Bow River, Calgary Farmersâ€™ Market West, and an extensive pathway network. Sports courts, a scenic central canal and playgrounds are already in place, while additional future amenities will include parks and green spaces to enhance



the walkable, connected lifestyle. With its thoughtful layout, quality finishes, and exceptional location, the Mackenzie 22' is a home that truly fits how you live, both today and in the years to come.

Built in 2026

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2229561               |
| Price          | \$814,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,985                  |
| Acres          | 0.07                   |
| Year Built     | 2026                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 131 Greenwich Drive Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5N1                |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Playground, Racquet Courts |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |
| # of Garages   | 1                                |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
|              | Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)                       |
| Appliances   | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating      | Central                                                                                                     |
| Cooling      | None                                                                                                        |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Unfinished                                                                                            |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters               |
| Lot Description   | Back Yard                                |
| Roof              | Asphalt Shingle                          |
| Construction      | Cement Fiber Board, Concrete, Wood Frame |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 70              |
| Zoning         | DC              |
| HOA Fees       | 350             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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