

# \$1,695,800 - 144 Greenwich Heath Nw, Calgary

MLS® #A2206505

**\$1,695,800**

4 Bedroom, 3.00 Bathroom, 3,068 sqft  
Residential on 0.12 Acres

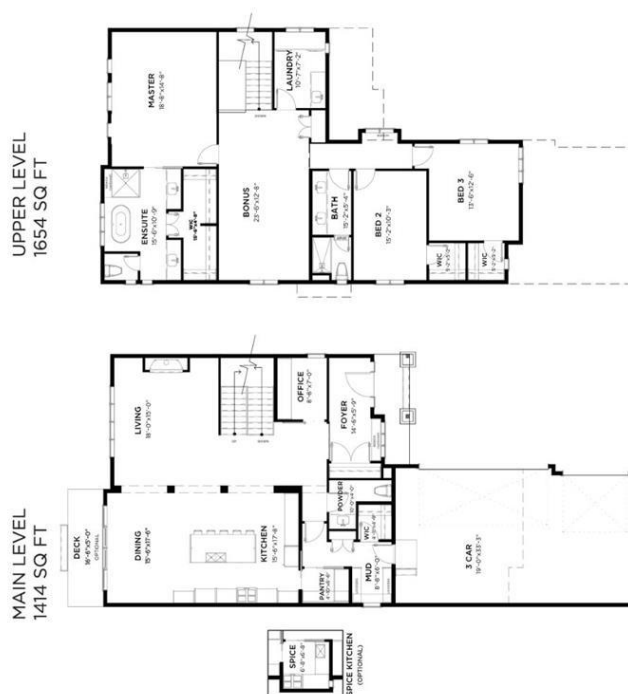
Greenwood/Greenbriar, Calgary, Alberta

Welcome to The Albany! Where Luxury Meets  
Limitless Possibilities!

Discover The Albany, a stunning, customizable New West Luxury home nestled in the heart of Upper Greenwich, where elegance and comfort seamlessly come together. Designed to offer the perfect balance of convenience and potential, this remarkable residence invites you to bring your vision to life with endless opportunities for personalization, ensuring every detail reflects your unique style and needs.

The home boasts a FULLY DEVELOPED BASEMENT, providing versatile additional living space perfect for both relaxation and entertaining. The basement is equipped with a rough-in for a secondary living area, complete with plumbing and electrical, offering the flexibility to finish it according to your needs. A spacious TRIPLE CAR ATTACHED GARAGE ensures ample room to store your vehicles and toys securely throughout the year. With endless customization possibilities, every detail can be tailored to make this house a true reflection of your vision.

Located in the highly sought-after NW Calgary, this prime location offers easy access to Stoney Trail, the Trans-Canada Highway, downtown Calgary, and stunning mountain views. The master-planned community features beautifully designed streetscapes,



lush green spaces, and pedestrian-friendly pathways. Inspired by the charm of NYC's Greenwich Village, the neighborhood combines modern urban architecture with a warm, welcoming atmosphere.

You'll be just moments away from the Calgary Farmers' Market West and close to Trinity Hills, WinSport, and a variety of top-tier shopping and dining options. Whether you're a professional or a family, this location offers the ideal mix of vibrant city life and tranquil natural surroundings. Don't miss the chance to own this exceptional home in Upper Greenwich, a community full of charm and endless possibilities.

Visit our showhome at 360 Greenwich Drive for more information.

Reach out to explore the wide array of personalized options and specifications still available to make your dream home a reality!

Built in 2025

### Essential Information

MLS® #	A2206505
Price	\$1,695,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,068
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	144 Greenwich Heath Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5X4

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting
Lot Description	Cleared, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	9
Zoning	DC

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.