

# \$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,
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	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	71
Zoning	R-1
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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