

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

MLS® #A2253774

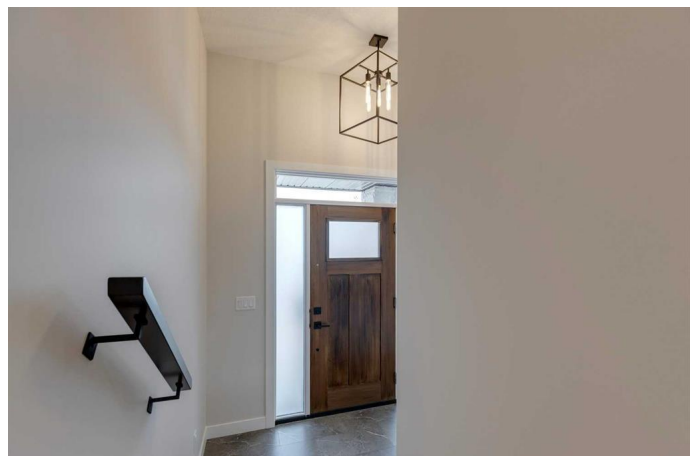
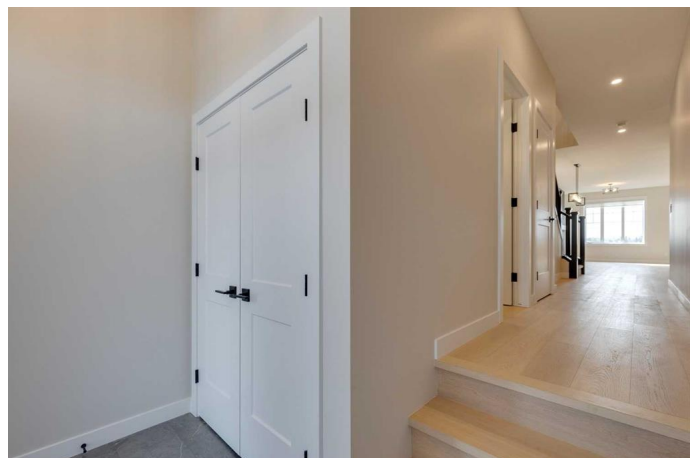
**\$789,900**

3 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.07 Acres

Greenwood/Greenbriar, Calgary, Alberta

UPGRADES GALORE! NEW HOME! Priced well BELOW NEW BUILD Costs! Can't beat this! BoOm! Greenwich is 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 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 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 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 (4â€™ 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 Calgaryâ€™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 Farmerâ€™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        | Single Garage Attached, Front Drive, Insulated |
| # of Garages   | 1                                              |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Tankless Hot Water, Walk-In Closet(s), Vinyl Windows, Quartz Counters, Recessed Lighting                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Oven, 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, See Remarks, Rectangular Lot |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Wood Frame, Stone                |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 59                  |
| Zoning         | DC                  |
| HOA Fees       | 350                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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