

# \$1,375,000 - 36 Greenwich Heath Nw, Calgary

MLS® #A2250287

**\$1,375,000**

3 Bedroom, 4.00 Bathroom, 3,002 sqft

Residential on 0.05 Acres

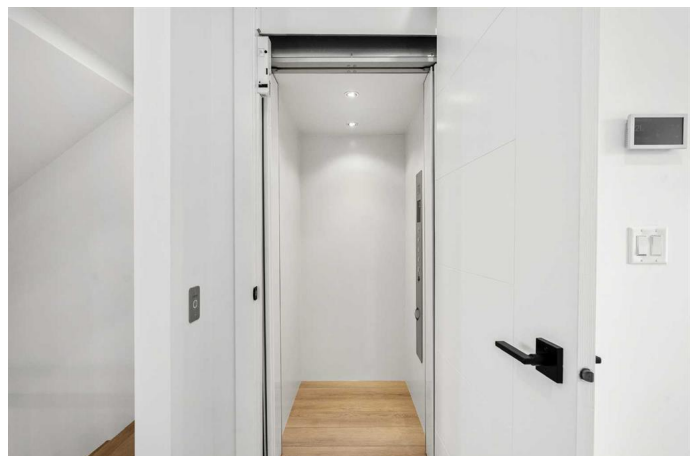
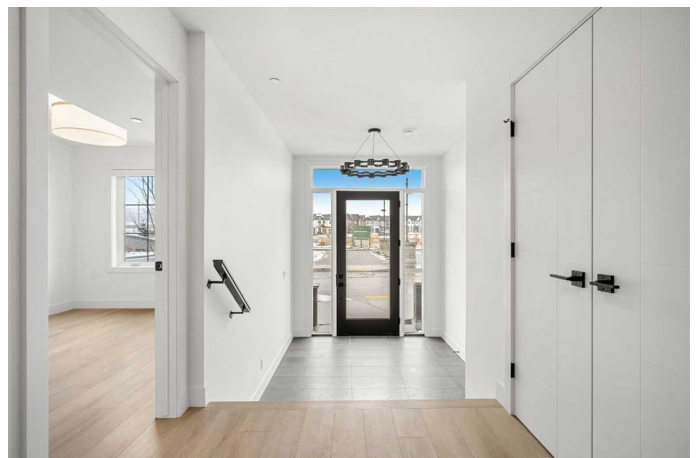
Greenwood/Greenbriar, Calgary, Alberta

Set along the picturesque canal in Greenwich, this brownstone-inspired residence pairs timeless architecture with the freedom of modern living—no condo fees, no compromises. Every angle speaks to a careful balance of tradition and innovation: stately brick lines outside, bright open interiors within.

Inside, the story is yours to write. When buying this home you get the opportunity to work alongside award-winning interior designer Michelle Vant Erve to shape every finish, fixture, and detail. From flooring to lighting, cabinetry to countertops, each choice becomes part of a home designed not just for you, but by you. And with a completion timeline of approx 6 months, your dream is closer than you think.

The layout unfolds with intention. A grand entry welcomes guests while a flexible main-floor space adapts to your lifestyle—home office, guest suite, or fitness studio. A private elevator connects each level with ease, ensuring this is a home to grow into and stay in.

The heart of the home is open and full of light. Triple-pane windows frame natural views, while a contemporary fireplace anchors the living space. The kitchen, rich with premium appliances and generous surfaces, flows effortlessly into dining and lounge areas, and out to one of your private decks.



Upstairs, comfort is refined. Heated ensuite floors, air-conditioned spaces, and the option of dual primary suites allow for thoughtful living arrangements. And then there’s the rooftop: a loft retreat with wet bar, patio access, and hot tub rough-in, all set against sweeping sky views.

A heated double garage, epoxy finished, completes the practical side of this elegant equation.

Step outside, and Greenwich offers its own rhythm. Stroll to the Farmers’ Market, wander pathways that link to Bowness Park, or head west to the Rockies in less than an hour. Downtown is only 15 minutes away, but here, it feels worlds apart.

This isn’t just a townhome. It’s a canvas. A place where architecture meets individuality and where luxury lives. \*\* Photos are taken from the showhome. This home will be customized to the buyers specifications after working with an interior designer. \*\*

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250287      |
| Price          | \$1,375,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 3,002         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |           |
|--------|-----------|
| Style  | Townhouse |
| Status | Active    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 36 Greenwich Heath Nw |
| Subdivision | Greenwood/Greenbriar  |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B6P4                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                              |
| Parking        | Double Garage Attached, Heated Garage, Garage Faces Rear, Insulated, Oversized |
| # of Garages   | 2                                                                              |
| Is Waterfront  | Yes                                                                            |
| Waterfront     | Canal Front                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Soaking Tub |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Electric Cooktop                                                                                          |
| Heating           | Boiler, In Floor, Forced Air                                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                       |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                                                                   |
| Basement          | None                                                                                                                                                                                                                                                                    |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                             |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting, Views, See Remarks, Waterfront |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Brick, Cement Fiber Board                                                                         |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 19th, 2025  
Days on Market                3  
Zoning                              DC

**Listing Details**

Listing Office                    Century 21 Masters

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