

\$1,995,000 - 131 Greenwich Heath Nw, Calgary

MLS® #A2223015

\$1,995,000

5 Bedroom, 4.00 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.

But the crown jewel? A detached triple-car garage with a fully roughed-in GARDEN LEGAL SUITE above—ready to be customized for rental income, multigenerational living, or a luxury home studio. Appliance packages include \$10,000



for the main home and \$5,000 for the secondary legal suite, 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 charmâ€”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	\$1,995,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
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	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Quartz Counters
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	9
Zoning	R-1
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.