



# 131 Greenwich Heath Calgary Alberta

\$1,379,000

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. Don't miss your opportunity to own one of Calgary's most versatile and elegant new builds. (id:6769)

Foyer 6.00 Ft x 8.50 Ft  
Dining room 11.00 Ft x 14.00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Other 12.25 Ft x 6.00 Ft  
Kitchen 15.00 Ft x 16.50 Ft  
Great room 15.00 Ft x 16.00 Ft  
Primary Bedroom 13.50 Ft x 13.00 Ft

Other 5.75 Ft x 6.42 Ft  
5pc Bathroom 11.42 Ft x 7.00 Ft  
Bedroom 13.00 Ft x 13.42 Ft  
Bedroom 12.00 Ft x 13.33 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bonus Room 22.67 Ft x 13.00 Ft

Listing Presented By:



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