



12 Greenwich Heath Calgary Alberta

\$1,199,900

Welcome to 12 Greenwich Heath NW, the Carrara model by Partners, a distinctive four-storey Modern Brownstone directly fronting the canal in the northwest community of Upper Greenwich. Offering a rare combination of architectural presence, refined interiors, and an exceptional waterfront setting, this no-condo-fee residence stands apart within Calgary's luxury townhome market. The exterior reflects classic brownstone architecture, while the interior has been professionally curated with elevated finish selections throughout. The home features a private four-storey elevator, rooftop patio, and an oversized heated rear-attached double garage, providing comfort, convenience, and long-term versatility for a range of discerning buyers. The entry level begins with an expansive foyer and includes a flexible office or bedroom, a full bathroom, and a mudroom with custom built-ins. Direct access to the heated garage adds everyday practicality. The main living level offers 10' ceilings and oversized windows that frame canal views and fill the home with natural light. The kitchen is thoughtfully designed with a custom plaster hood fan and an oversized waterfall-edge quartz island. Built-in dining cabinetry adds both function and visual cohesion, while the living room is anchored by a statement fireplace. A rear deck with enclosed storage extends the living space outdoors. A powder room with floating vanity and under-cabinet lighting completes this level. The third floor is dedicated to the private sleeping quarters. The primary suite features a well-appointed ensuite with fully tiled glass shower, freestanding soaker tub, and dual vanities. Two additional bedrooms share a full bathroom finished to the same standard. A laundry room with built-in cabinetry, sink, and quartz countertops adds everyday convenience. The top floor is designed as an elevated entertaining space, complete...

Kitchen 17.17 Ft x 14.08 Ft
 Living room 15.42 Ft x 19.17 Ft
 Dining room 15.08 Ft x 11.50 Ft
 2pc Bathroom 5.42 Ft x 5.25 Ft
 Primary Bedroom 14.17 Ft x 10.08 Ft
 5pc Bathroom 15.92 Ft x 8.67 Ft

Bedroom 9.50 Ft x 11.25 Ft
 Bedroom 9.92 Ft x 9.42 Ft
 Bonus Room 17.08 Ft x 15.17 Ft
 Bedroom 12.50 Ft x 9.75 Ft
 Foyer 8.67 Ft x 8.42 Ft
 3pc Bathroom 9.83 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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Laundry room 9.50 Ft x 5.92 Ft
4pc Bathroom 9.50 Ft x 5.00 Ft

Other 9.08 Ft x 5.83 Ft
Furnace 9.08 Ft x 5.83 Ft