



203 Greenwich Drive Calgary Alberta

\$735,900

>\$30K IN POST-BUILD UPGRADES INCLUDED (E.G., EV CHARGER, AC/HEAT PUMP, WINDOW COVERINGS).

PAY NO GST. | This impressive 2,053 sqft, 3-bedroom, 2.5-bath luxury paired home is located in the idyllic NW community of Upper Greenwich, where amenities are at your doorstep—from walking the Bow River or European-inspired canal to shopping at Calgary Farmers' Market or hitting the slopes at WinSport or the Rockies. Bright and spacious, with elevated finishes throughout, the home features a grand entrance framed by stone pillars and a transom window, stunning 9' and 12' ceilings, and wide-plank luxury vinyl and tile flooring. The attached garage includes a built-in EV charging station, while the east-facing, paved, extra-wide driveway offers parking for an additional vehicle or two. The open-concept living, kitchen, and dining areas flow seamlessly together and are perfect for cooking and entertaining. The kitchen features white soft-close shaker cabinets, quartz countertops, custom "honeycomb" tile backsplash, stainless steel appliances, undermount sink, and island with upgraded cabinetry for added workspace and storage. A special "tech desk" nook doubles as a home office or study. Large windows provide abundant natural light, while the living room features a beautiful electric fireplace with stone surround and wood mantel. Year-round comfort is easy with central AC/heat pump and a high-efficiency gas furnace. A practical 2-pc. bath completes the main level. The railed wooden deck and partially fenced backyard are accessed through the dining area or landscaped side-house path. Wide, comfortably carpeted stairs with exquisite cast-iron/wood railing lead upstairs to a central bonus room open to the main floor below, ideal as an entertainment centre or play area. The spacious king-sized primary retreat offers a large walk-in closet and beautifully upgraded 4-pc. ensuite with ...

Furnace 12.50 Ft x 5.42 Ft

Other 27.92 Ft x 20.17 Ft

Storage 23.92 Ft x 7.83 Ft

Other 13.50 Ft x 11.58 Ft

2pc Bathroom 5.83 Ft x 4.83 Ft

Dining room 11.00 Ft x 10.08 Ft

Other 6.00 Ft x 10.58 Ft

Primary Bedroom 11.92 Ft x 14.17 Ft

Laundry room 5.83 Ft x 5.92 Ft

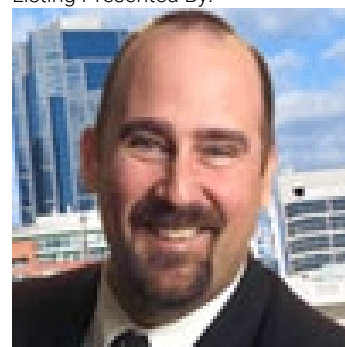
Bonus Room 11.17 Ft x 14.17 Ft

Bedroom 13.00 Ft x 10.42 Ft

Bedroom 10.75 Ft x 10.17 Ft

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Listing Presented By:



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Living room 23.75 Ft x 10.67 Ft

Other 5.75 Ft x 11.33 Ft

Other 10.17 Ft x 8.92 Ft

4pc Bathroom 17.50 Ft x 6.42 Ft

4pc Bathroom 5.25 Ft x 10.42 Ft