

147 Greenwich Drive NW
Calgary, Alberta

MLS # A2267976

\$787,900

Division:	Greenwood/Greenbriar		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,985 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to the Mackenzie 22' by Partners. This upgraded 1,985 sq. ft. paired home with a front-attached garage is located in the sought-after NW community of Upper Greenwich. The home offers modern style, thoughtful functionality, and the comfort of new home warranty, making it a great fit for families, professionals, or anyone looking for a comfortable and low-maintenance lifestyle in a growing community. The main floor features a bright, open layout with 9 ft. ceilings and elevated finishes throughout. The kitchen includes upgraded cabinetry, upgraded quartz counters, a full-height backsplash, stainless steel appliances, a gas cooktop, and a chimney-style hood fan. The living and dining areas are designed for both daily living and hosting and are anchored by an electric fireplace with a full-height tile surround. From here, you can step out to the rear deck with a BBQ gas line already in place. Upstairs, a versatile bonus room works well as a home office, media space, or playroom. The primary suite offers a spacious walk-in closet and a beautifully upgraded ensuite that feels like a private retreat, complete with a frameless 10 mm glass shower, quartz bench, full-height tile, dual sinks, and curated designer finishes that give the space a spa-inspired feel. Two additional bedrooms, an upgraded shared bathroom, and upper-floor laundry complete the level. Additional upgrades include air conditioning, upgraded carpet, and a black plumbing and lighting package. This home also features an undeveloped sunshine basement, bringing in natural light and offering the opportunity to expand your living space in the future. Quality exterior and interior finishes include fiber-cement siding with stone accents, exposed aggregate entry, front yard landscaping, soft-close cabinetry, quartz throughout, knockdown ceilings, pot lights, a humidifier, a tankless hot water

heater, and an enhanced sound-dampening party-wall system for privacy and comfort. Upper Greenwich is surrounded by walking paths, greenspace, playgrounds, and sports courts. You are minutes from the Bow River pathway system, Calgary Farmers' Market West, WinSport, retail, services, and future community amenities. It is a peaceful yet well-connected location in one of Calgary's most desirable new Northwest communities. The Mackenzie 22' offers elevated finishes, a functional and stylish layout, and a location that supports an active and convenient lifestyle.