

**239 Greenwich Drive NW**  
**Calgary, Alberta**

**MLS # A2201909**



**\$829,900**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Level, See Remarks		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Brick, Stucco, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Brand New Luxury Home!!! Stunning 3 Bedroom 2.5 Bath Home is available for immediate possession. Built by Partners Development. It has been upgraded with TONS of great features. Entering the front door stepping into a large foyer with huge closet and Updated LPV flooring. Looking into the BRIGHT OPEN Main living area, you will feel right at home. The Kitchen features Gorgeous upgraded cabinets with soft close doors & drawers, Gas stove top, Built-in Convection oven, Built-in Microwave. High-end Refrigerator & Dishwasher. The gorgeous Quartz counter tops and Back splash complete the kitchen. The Living room has garden doors leading to the deck you will build, that already has Bar-B-Q gas line. The gas fireplace is finished with a stunning facia & wood Mantle, and has a fan built-in. All lighting is LED. Going up the stairs you'll notice a wide stair case with upgraded railings. On the second floor Luxury appointments continue with a Large bonus room that has extra LED lights. The Primary is King sized with a Very large walk-in closet, the ensuite is spectacular with upgraded walk-in shower, High-end fixtures, dual sinks and generous Quartz counter. There are 2 more large bedrooms with large closets and 4 piece bath. The laundry room comes complete with top quality washer, dryer it is conveniently located on the second floor. Always plenty of Hot water for those hot showers with "Hot-water on demand". There are plenty of linen and storage closets. The unfinished basement has high ceilings, an egress window that has a 4 foot opening. The garage is insulated and drywalled. The Best part is the location!! A 5 minute walk to the New Farmer's Market. Plenty of shopping and Great Restaurants close by, easy access to Stony Trail & Crowchild Trail. Call your favorite Realtor Today. \*\*Some photos are virtually staged.