

**131 Greenwich Heath NW
Calgary, Alberta**

MLS # A2223015



\$1,379,000

Division:	Greenwood/Greenbriar		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,593 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Quartz Counters, Separate Entrance		

Inclusions: N/A

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.