



THE
A-TEAM

**RE/MAX
FIRST**

179 GREENWICH Drive, Calgary T3B 5N1

MLS®#: **A2160679**

Area:

Listing **08/28/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2025**

Lot Information
Lot Sz Ar: **2,977 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

Finished Floor Area
Abv Sqft: **1,985**
Low Sqft:
Ttl Sqft: **1,985**

DOM

115
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 11`6"
Kitchen	Main	13`0" x 11`2"
2pc Bathroom	Main	5`10" x 4`8"
4pc Ensuite bath	Second	17`6" x 6`6"
Bonus Room	Second	11`3" x 10`9"
Bedroom	Second	14`5" x 10`9"

Room	Level	Dimensions
Dining Room	Main	10`0" x 9`7"
Mud Room	Main	6`0" x 11`5"
Bedroom - Primary	Second	13`8" x 14`0"
Laundry	Second	6`0" x 6`1"
Bedroom	Second	11`5" x 10`0"
4pc Bathroom	Second	5`3" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410444

Zoning:
DC

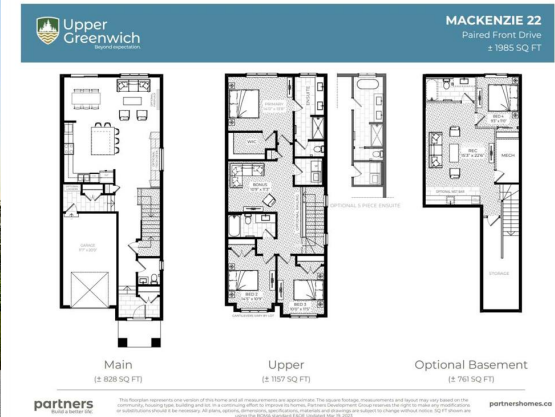
Remarks

Pub Rmks: **Welcome to the Mackenzie 22' by Partners—a beautifully crafted new home where modern design meets practical living in the desirable Upper Greenwich community of NW Calgary. This 1,985 sqft paired home with a front-attached garage combines style and functionality, making it an ideal choice for those seeking comfort and convenience in one of Calgary's newest neighborhoods. As you enter, a bright and spacious foyer greets you, setting a welcoming tone for the entire home. The open-concept kitchen is a standout feature, with a large island that comfortably seats five—perfect for family meals or entertaining friends. The living and dining areas flow seamlessly, offering versatile spaces for relaxation and gatherings. Upstairs, the Mackenzie 22' continues to impress with three generously sized bedrooms, including a serene primary suite with a luxurious double vanity ensuite, adding a touch of elegance to your daily routine. The upper level also includes a convenient laundry room and a versatile bonus room that can be tailored to suit your needs, whether as a home office, playroom, or cozy retreat. The exterior of the Mackenzie 22' is thoughtfully designed with durable fiber cement siding and sophisticated stone accents, ensuring both lasting quality and curb appeal. Located in the growing NW community of Upper Greenwich, this home provides easy access to the Bow River, scenic pathways, and the Calgary Farmers Market. As the community develops, you'll enjoy additional amenities such as playgrounds, green spaces, sports courts, and a central water canal—all within walking distance. Experience the Mackenzie 22', where thoughtful design meets the practicality of everyday living. More than just a house, it's a home that adapts to your lifestyle and grows with you, set in a community designed for long-term convenience and enjoyment.**

Inclusions: **NA**
Property Listed By: **eXp Realty**

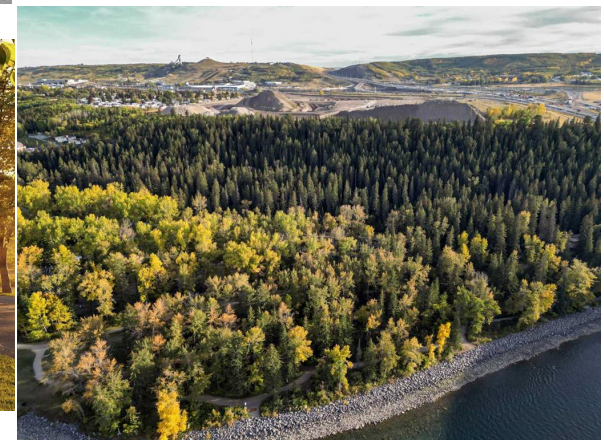
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





Upper Greenwich STANDARD FIXTURES & HARDWARE

KITCHEN FAUCET DELTA TRINISC	BATH FIXTURES DELTA TRINISC	KITCHEN SINK BLANCO FORMERA UZ	LED LIGHTING	VANITY LIGHTING
MAIN BATH TSEAN 3300	ENSUITE SHOWER MAAX 53200	RECTANGLE UNDERMOUNT SINK	REAR EXTERIOR LIGHTING	DINING LIGHTING
BATH HARDWARE TAYMORE ULTRA	TOILET CONTRAC AVENAL	DOORS & HARDWARE	ENTRY LOCKSET SANS CLEMENT	MASTER LIGHTING
			ENTRY AND STAIRWELL LIGHTING	LIVING ROOM LIGHTING





Upper Greenwich
Calgary's Newest Community

Quick access to downtown, the Rocky Mountains, and surrounding amenities.

Stay active with pickleball courts, exercise equipment, pathways, and greenspace.

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