



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 GREENWICH Heath, Calgary T3B 5X4**

MLS®#: **A2188282**      Area: **Greenwood/Greenbriar**      Listing Date: **01/17/25**      List Price: **\$1,589,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **756 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,452**  
 Low Sqft:  
 Ttl Sqft: **3,452**

DOM

**5**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **3 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Lawn**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting**  
 Construction: **Mixed,Stone**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Freezer,Microwave,Oven,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Pantry,Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	33`9" x 29`11"	Bedroom	Main	29`11" x 26`7"
Bedroom - Primary	Third	42`8" x 41`4"	Bedroom	Third	42`0" x 34`5"
4pc Bathroom	Main	23`4" x 16`5"	5pc Ensuite bath	Third	31`6" x 28`10"
4pc Bathroom	Second	31`2" x 22`8"	4pc Bathroom	Third	26`11" x 16`5"
Bedroom	Second	29`11" x 26`7"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**241 0444**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to The Manhattan, a stunning new build by NewWest Luxury Homes, nestled in the highly sought-after new community of Upper Greenwich. This exquisite two-storey home boasts 3,500 sq. ft. of thoughtfully designed space, offering the perfect balance of style, functionality, and luxury. The main floor features highlighted by a dedicated den—ideal for working from home or as a peaceful retreat. The open-concept design flows seamlessly into the grand living and dining areas, creating an inviting space for entertaining and everyday living. Upstairs, enjoy of well-appointed space, including three generously sized bedrooms, two elegant bathrooms, and a convenient second-floor laundry room. The open-to-below design brings a sense of sophistication, offering breathtaking views of the main living area from above. The fully developed basement includes a versatile recreation room and features a separate entrance with rough-ins for a future legal suite, as well as in-slab heating rough-ins for ultimate comfort. spacious two-car front-drive garage ensures ample room for vehicles and storage. Situated within walking distance to the Calgary Farmers' Market, high-end shopping, restaurants, and cafés, The Manhattan offers unparalleled convenience and lifestyle. Enjoy being directly across the street from WinSport for year-round recreation, a short 10-minute drive to downtown Calgary, and only 45 minutes to the mountains, making this home an ideal choice for those who value both luxury and location. This is a rare opportunity to own a brand-new luxury home in Upper Greenwich.**

Inclusions:  
Property Listed By:

**NA**  
**eXp Realty**

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