

# \$1,550,000 - 30 Greenwich Row Nw, Calgary

MLS® #A2252691

**\$1,550,000**

3 Bedroom, 3.00 Bathroom, 3,275 sqft

Residential on 0.12 Acres

Greenwood/Greenbriar, Calgary, Alberta

OPEN HOUSE NOVEMBER 8TH 1-4PM

Welcome to The Bella by Homes By Fifty-Six, a brand-new luxury build in the vibrant community of Upper Greenwich. Situated on a spacious 44-foot wide lot with a south-facing backyard, this home offers approximately 3,275 sq. ft. of beautifully crafted living space. Step inside to a grand, open-to-above front entrance. Walking through you'll find a private home office, mudroom, and powder room, and a versatile den. The main level showcases soaring ceilings to above in the living room, it feels so grand, a dining space overlooking the backyard, and a chef's kitchen complete with a massive island and direct access to the south facing back deck. Upstairs, retreat to the stunning primary suite with a covered balcony, spa-inspired ensuite with dual vanities, and walk-in closet. Two additional bedrooms share a Jack-and-Jill bathroom, while a loft and large laundry room complete the upper floor.

Greenwich offers unbeatable amenities with pathways, parks, playgrounds, a community garden, pickleball and basketball courts, and the Calgary Farmers' Market at your doorstep. With easy access to 16th Ave, Stoney Trail, and the Bow River Pathway, you're only minutes to downtown and less than an hour to Kananaskis or Canmore.

A bit about your custom home builder:

Founded in 2020 by Chuck Stepper, Homes By Fifty-Six carries forward a family homebuilding heritage dating back to 1956.



Inspired by people, community, and enduring design, the team is passionate about creating legendary homes that connect families to meaningful experiences today, and for generations to come.

The Bella is your opportunity to be part of it.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252691    |
| Price          | \$1,550,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,275       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 30 Greenwich Row Nw  |
| Subdivision | Greenwood/Greenbriar |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 6P4              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                       |
|-----------------|-------------------------------------------------------|
|                 | Open Floorplan, Pantry, Qua<br>Walk-In Closet(s)      |
| Appliances      | Dishwasher, Gas Cooktop,<br>Refrigerator, See Remarks |
| Heating         | Forced Air                                            |
| Cooling         | Rough-In                                              |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |
| Fireplaces      | Gas, Stone, Tile, See Remarks                         |
| Has Basement    | Yes                                                   |
| Basement        | Full, Unfinished                                      |



## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Other                                                                |
| Lot Description   | Back Yard, Rectangular Lot                                           |
| Roof              | Asphalt Shingle, Metal                                               |
| Construction      | Brick, Cement Fiber Board, Concrete, Wood Frame, Metal Siding, Other |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 50                  |
| Zoning         | DC                  |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.