



**GRASSROOTS**  
REALTY GROUP

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**663 Homestead Drive NE**  
**Calgary, Alberta**

**MLS # A2260666**



**\$533,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** na

Welcome to the Charlotte by Partners, a paired home thoughtfully designed with style, comfort, and flexibility in mind. This upgraded home features an included side entrance, along with 9' ceilings on both the main floor and basement. The open-concept main level is anchored by a rear kitchen complete with quartz countertops, full-height MDF cabinetry, soft-close doors and drawers, an upgraded backsplash, chimney hood fan, upgraded gas range, and a stainless steel appliance package including washer and dryer. A central island offers extra prep space, while bright front dining and living areas create an inviting atmosphere filled with natural light. Luxury vinyl plank and luxury vinyl tile flooring run throughout the main living spaces, combining durability with modern appeal. Upstairs, the primary suite includes a walk-in closet and a private ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The basement offers exceptional development potential with 9' ceilings, rough-in plumbing, and egress windows. Additional upgrades include a rough-in gas line in the kitchen, front landscaping, and a rear lane gravel parking pad. Set in the community of Homestead, residents will enjoy over 4 kilometres of walking paths, a 19-acre natural wetland, and planned amenities including schools, parks, and sports fields. With city transit available and excellent connections across Calgary, Homestead offers a fantastic opportunity for buyers seeking space, modern upgrades, and long-term value in a well-connected location.