

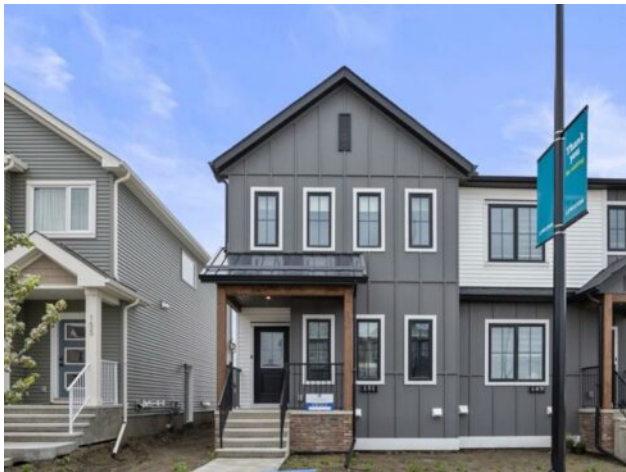


GRASSROOTS
REALTY GROUP

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145 Lewiston Street NE
Calgary, Alberta

MLS # A2274098



\$564,000

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 1,642 sq ft, 3-bedroom, 2.5-bath duplex in the Lewiston Community, built with care and quality by McKee Homes. Blending modern finishes with functional design, this home offers comfort, flexibility, and future potential for any lifestyle. The main floor features an open-concept layout with a bright, spacious living area, a stylish kitchen with an island, and a cozy dining area perfect for everyday living and entertaining. A dedicated den/office adds convenience for remote work or study without sacrificing space. Upstairs, enjoy the flexibility of a bonus room, ideal for a media room, play area, or home gym. The primary suite includes a walk-in closet and private ensuite, while two additional bedrooms and a full bath complete the upper level. This home also offers incredible future potential with a separate side entrance to the basement, 9-foot ceilings, and rough-ins already in place for future development for extra living space, or multigenerational living. Nestled in the vibrant, family-friendly Lewiston community. Close to everyday amenities — this location has it all.