



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**149 Lewiston Street NE**  
**Calgary, Alberta**

**MLS # A2274103**



**\$638,000**

<b>Division:</b>	Lewisburg		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

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

**Inclusions:** N/A

Discover this thoughtfully crafted 1,642 sq ft duplex in the welcoming community of Lewiston, expertly built by McKee Homes. Designed with both style and practicality in mind, this 3-bedroom, 2.5-bath home offers a bright, modern living experience with plenty of room to grow. The main level showcases an inviting open-concept floor plan, highlighted by a spacious living room and a contemporary kitchen complete with a central island. The adjoining dining area is perfect for family meals or hosting guests. A dedicated den provides an ideal space for a home office, study, or flex room to suit your lifestyle. Upstairs, a versatile bonus room adds even more living options—great for relaxation, entertainment, or a kids’ zone. The primary bedroom features a generous walk-in closet and a private ensuite, while two additional bedrooms and a full bathroom complete the upper level. One of the standout features of this home is the 2-bedroom legal suite, accessible through a private side entrance. With 9-foot basement ceilings, this space offers excellent potential for rental income, extended family living, or added privacy for guests. Located in the vibrant, fast-growing Lewiston community, this home is close to parks, schools, shopping, and everything your family needs. A perfect blend of comfort, function, and opportunity awaits.