



**14406 15 Street NE**  
**Calgary, Alberta**

**MLS # A2288059**



**\$469,900**

<b>Division:</b>	Keystone Hills		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.04 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	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

Welcome to the Charlotte by Partners, a beautifully designed no condo fee townhome offering functional and stylish living space in the growing North Calgary community of Keystone Creek. This brand new home delivers thoughtful design, everyday practicality, and long term value, all backed by full new home warranty coverage. The main floor features 9 foot ceilings and a bright open concept layout anchored by a rear kitchen designed for both daily living and entertaining. Highlights include full height cabinetry with risers to the ceiling, quartz countertops, a custom tile backsplash, a central island, a chimney style hood fan with built in microwave, an upgraded electric range, and a gas line rough in to the kitchen for future flexibility. The spacious dining and living areas at the front of the home are filled with natural light, creating a warm and welcoming atmosphere for family and guests. Upstairs, the primary suite offers a walk in closet and a private ensuite with dual sinks and an upgraded walk in shower. Two additional bedrooms, a full bathroom, and convenient upper level laundry complete the second floor with a layout that works for families, professionals, or investors alike. The unfinished basement includes rough in plumbing and excellent potential for future development, allowing you to customize the space to suit your needs. At the rear of the home, a gravel parking pad with alley access provides off street parking and future garage potential, along with a barbeque gas line for added outdoor convenience. Keystone Creek is one of North Calgary's newest communities, offering pathways connected to the regional trail system, naturalized wetlands, and thoughtfully planned green spaces. Residents enjoy quick access to everyday amenities including grocery stores, restaurants, childcare, and healthcare services. Stoney Trail and Deerfoot Trail are minutes

away, providing convenient access to CrossIron Mills, downtown Calgary, and YYC International Airport. Modern design, upgraded finishes, and no condo fees make the Charlotte an exceptional opportunity in North Calgary. Book your private showing today and see why this townhome stands out in Keystone Creek.