



**109 Homestead Boulevard NE
Calgary, Alberta**

MLS # A2288623



\$519,900

Division:	Homestead		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this exceptional end unit Townhouse offering NO CONDO FEE and outstanding value for homeowners and investors alike. This well-maintained home features bright and functional layout designed for comfortable family living. Large windows throughout provide an abundance of natural light, and the corner-lot setting enhances privacy and outdoor space. The modern kitchen features a large quartz island, stainless steel appliances, and ample cabinetry and counter space. Upstairs, you’ll find a good-sized primary bedroom with an ensuite and walk-in closet. Two additional bright bedrooms and another full bathroom provide ample space for guests or family. You will also have laundry on upper level. Adding tremendous flexibility and value is the 2-bedroom illegal basement suite, with separate back entrance with a kitchenette area, full washroom and separate laundry ideal as a mortgage helper, for extended family, or future rental potential. One of the standout features is the big fenced backyard and a double detached garage, providing rare outdoor space and ample parking. This home is also equipped with a tankless hot water system for added efficiency. Located in the growing and family-friendly community of Homestead, this home is conveniently located close to Stoney Trail, McKnight Blvd, Country Hills Blvd and Airport Trail this home offers excellent connectivity across the city. Enjoy easy access to a nearby pond, shopping plaza, parks, public transit, and the Gurudwara (Sikh Temple), making it an ideal location for families and daily convenience. With no condo fees, strong income potential, and a prime corner location in the growing community of Homestead, this is an opportunity you don’t want to miss. Book your private showing today! Note: Some pictures are virtually staged.