



**663 Homestead Drive NE  
Calgary, Alberta**

**MLS # A2294611**

**\$485,000**



<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 (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>	0.05 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	<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 Homes, a thoughtfully designed paired home in the growing NE Calgary community of Homestead. With 9 foot ceilings on both the main floor and basement and a separate side entrance, this home offers a functional layout with strong future potential. The main floor is bright and open, with a rear kitchen that anchors the space. It is finished with quartz countertops, full-height cabinetry, soft-close doors and drawers, an upgraded backsplash, chimney-style hood fan, and a gas range. The central island provides additional prep and seating space, while the front dining and living areas are filled with natural light, creating an inviting atmosphere. Durable luxury vinyl plank and luxury vinyl tile flooring run throughout the main level for a clean, modern look. Upstairs, the primary bedroom includes a walk-in closet and a private ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full bathroom, and upper floor laundry complete the level with everyday functionality in mind. The basement is unfinished but ready for development, featuring 9 foot ceilings, rough-in plumbing, and large egress windows. Additional features include a gas line rough-in in the kitchen, front landscaping, and a rear gravel parking pad with lane access. Located in Homestead, this community offers over 4 kilometers of walking paths, a 19 acre wetland, and future schools, parks, and sports fields. With convenient access to transit and major roadways, this is a great opportunity for buyers looking for a new construction home in Calgary with long-term value.