



GRASSROOTS
REALTY GROUP

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431 TEKARRA Drive NW
Calgary, Alberta

MLS # A2193726



\$549,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,416 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity		

Inclusions: N/A

BEST PRICE DUPLEX IN GLACIER RIDGE| Immediate /Quick Possession!!!! Brand New 3-Bedroom Duplex in a Desirable Calgary Community. Move-in ready and designed for modern living, this stunning brand-new 3-bedroom duplex is now available for sale in one of Calgary's most sought-after communities. Main Floor Elegance, Stylish vinyl plank flooring throughout. Upgraded gourmet kitchen featuring: Stainless steel appliances Natural gas range, Chimney hood fan with full-height tile backsplash, "French door refrigerator with ice and water Built-in microwave in the island cabinet. New modern blinds through out the house. Added convenience with a BBQ gas line hookup for a future deck. Upper Level Comfort, Cozy carpet flooring. Three spacious bedrooms, including: A primary suite with an ensuite bath and huge walk-in closet. Two additional bedrooms and a full bathroom. Samsung washer & dryer conveniently located on the upper level. Unfinished basement with separate entrance. A secondary suite would be subject to approval and permitting by the city/municipality." . Don't miss this opportunity to own a beautifully upgraded home in an excellent location. Book your viewing today!