



**GRASSROOTS**  
REALTY GROUP

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**455 Tekarra Drive NW**  
**Calgary, Alberta**

**MLS # A2293377**



**\$659,999**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	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, Mixed, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to Glacier Ridge, one of NW Calgary's newest master-planned communities. This 2024-built laned duplex features a fully finished 1-bedroom legal basement suite with separate entrance, offering excellent income potential. The main floor showcases luxury vinyl plank flooring, high ceilings, and an open-concept layout connecting the living and dining areas. The modern kitchen features quartz countertops, stainless steel appliances, a large island, and access to the rear yard, plus a convenient 2-piece bath. Upstairs offers a spacious primary bedroom with 3-piece ensuite, two additional bedrooms, and a 4-piece bathroom. The walk-up basement legal suite includes a full kitchen, stainless steel appliances, in-suite laundry, 4-piece bath, and modern finishes—perfect for rental income or extended family. Live upstairs and rent the legal suite to help offset your mortgage. Located 25 minutes to downtown with quick access to Stoney Trail and over 10 km of scenic trails. A fantastic opportunity in a fast-growing NW Calgary community.