



14438 15 Street NE
Calgary, Alberta

MLS # A2302210



\$545,000

Division:	Keystone Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,348 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Charlotte by Partners in Keystone Creek, a brand new duplex in NE Calgary offering a fully developed basement. With 4 bedrooms and 3.5 bathrooms, this home is designed to provide functional living and added flexibility across all levels. The main floor features 9 foot ceilings, knockdown ceiling texture, and a bright open concept layout with a rear kitchen that anchors the space. The kitchen is finished with full height cabinetry, quartz countertops, a tiled backsplash, and a central island, along with a stainless steel appliance package including an upgraded fridge with waterline and upgraded electric range. A BBQ gas line adds convenience for outdoor use. The front dining and living areas are filled with natural light, creating an open and comfortable setting. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with dual vanities and a walk-in shower. Two additional bedrooms, a full bathroom, and upper level laundry with washer and dryer complete the second floor. The fully developed basement features 9 foot ceilings, a spacious recreation area, one bedroom, and a full bathroom, creating a well-rounded extension of the home that works for guests, family, or additional living space. At the rear, a 20' x 21' gravel parking pad provides off-street parking with future garage potential. Front landscaping is included and the exterior is finished in a modern farmhouse elevation, this home offers a timeless exterior in Keystone Creek, a growing NE Calgary community with access to pathways, green spaces, and convenient routes to Stoney Trail, Deerfoot Trail, CrossIron Mills, and Calgary International Airport. A well-designed home with thoughtful features and a layout that feels complete from day one.