



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

76 Lewiston Street NE
Calgary, Alberta

MLS # A2334678



\$624,898

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,691 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Kitchen appliances for legal suite		

Let your home base also contribute to your nest egg. This beautiful duplex spec home features a side entrance, 9' basement walls, and a 1-bedroom legal suite. Other features include a rear deck with privacy wall and BBQ gas line rough-in, plus main floor bedroom and full bath. Enjoy LVP throughout the main and upper common areas, quartz countertops with undermount sinks, additional windows, electric fireplace with floor-to-ceiling tile, and vaulted bonus room. Kitchen features stainless steel appliances, chimney hood fan, gas range, built-in microwave, and pull-out waste bin. The 3-piece ensuite includes a fiberglass shower, with a fiberglass shower also featured in the main floor bath. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing. This home is designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.