



GRASSROOTS
REALTY GROUP

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85 Lewiston Street NE
Calgary, Alberta

MLS # A2343071



\$548,000

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,642 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

20' x 20' concrete parking pad. "If you are a qualified First-Time Buyer, you will be eligible for a reduction of the GST portion of this List Price." Discover this stunning 1,642 sq. ft. duplex by McKee Homes, located in the growing community of Lewiston. With 4 bedrooms, 3 full bathrooms, and a thoughtfully designed floor plan, this home combines stylish finishes with practical living spaces perfect for families, professionals, or investors. Step inside to an inviting open-concept main floor featuring a bright living room, a modern kitchen with a large island, and a spacious dining area ideal for both everyday meals and entertaining guests. A convenient main-floor bedroom and full bathroom provide excellent flexibility for visitors, extended family, or a home office. Upstairs, you'll find a versatile bonus room that can easily serve as a family lounge, kid's playroom, home gym, or workspace. The spacious primary retreat offers a walk-in closet and a private ensuite, while two additional bedrooms, another full bathroom, and the upper-floor laundry complete this functional level. The unfinished basement is ready for your future vision, featuring 9' foundation ceilings, a separate side entrance, 2 egress windows, and rough-ins already in place—creating excellent potential for additional living space or multigenerational living. Included Features: 20' x 20' concrete parking pad, 42" upper kitchen cabinets, Full-depth fridge cupboard, Stainless steel kitchen appliances, Front-load washer and dryer Matte black kitchen faucet, Bank of drawers in the owner's ensuite, Undermount sinks Black-framed bathroom mirrors, 200-amp electrical panel, Front landscaping and side-yard gravel, Side entrance, 9' basement foundation, 2 egress windows in basement, Rough-ins Located in the welcoming, family-oriented community of Lewiston, you'll enjoy convenient access to parks, schools, shopping,

and everyday amenities, making this an ideal place to call home.