



GRASSROOTS
REALTY GROUP

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61 Lewiston Street NE
Calgary, Alberta

MLS # A2352892

\$549,408

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,693 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
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, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

This well-designed duplex home features a side entrance, 9' basement walls, and basement rough-ins for future development flexibility. A main floor bedroom and full bath are perfect for guests, family, or a quiet office with storage. Enjoy LVP throughout the main and upper common areas, quartz countertops with undermount sinks, triple pane and additional windows, plus a full-width electric fireplace with tile face and ledge for cozy evenings. Kitchen features stainless steel appliances, chimney hood fan, gas range, and built-in microwave. Upstairs, the vaulted bonus room is ideal for movie nights, play, or homework. Includes rear deck with privacy wall and BBQ gas line, 3-piece ensuite with fiberglass shower, and main floor fiberglass shower. 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.