



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 LEWISTON Way, Calgary T4B2T3**

MLS® #: **A2154521**

Area: **NONE**

Listing Date: **08/01/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,489**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,489**

Lot Information

Lot Sz Ar:

**2,300 sqft**

Lot Shape:

DOM

**48**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**0**

Access:

Lot Feat:

Park Feat:

**Back Lane,Level,Street Lighting**

**Parking Pad**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Entrance**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Induction Cooktop,Microwave Hood Fan,Refrigerator**

Int Feat:

**Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

| Room                     | Level           | Dimensions            | Room                    | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>     |                       | <b>4pc Ensuite bath</b> | <b>Upper</b>    |                       |
| <b>4pc Bathroom</b>      | <b>Upper</b>    |                       | <b>3pc Bathroom</b>     | <b>Basement</b> |                       |
| <b>Dining Room</b>       | <b>Main</b>     | <b>10`8" x 12`10"</b> | <b>Great Room</b>       | <b>Main</b>     | <b>11`8" x 13`0"</b>  |
| <b>Kitchen</b>           | <b>Main</b>     | <b>12`8" x 14`4"</b>  | <b>Bedroom</b>          | <b>Upper</b>    | <b>8`4" x 9`8"</b>    |
| <b>Bedroom - Primary</b> | <b>Upper</b>    | <b>11`10" x 13`4"</b> | <b>Bedroom</b>          | <b>Upper</b>    | <b>10`6" x 8`4"</b>   |
| <b>Bedroom</b>           | <b>Basement</b> | <b>10`0" x 9`0"</b>   | <b>Kitchen</b>          | <b>Basement</b> | <b>8`10" x 10`11"</b> |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**TBD**

Zoning:  
**R1-U**

Remarks

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Pub Rmks: **Discover the Linden Duplex, a modern 1,436 sq. ft. home featuring four bedrooms and 3.5 bathrooms. This home includes a legal 1-bedroom basement suite with a 9' ceiling and separate entrance, perfect for guests. The kitchen is equipped with stainless steel appliances, an island microwave, an upgraded undermount silgranit sink, and a spice kitchen. Enjoy the contemporary feel with Luxury Vinyl Plank (LVP) flooring throughout main and wet areas, and quartz countertops with undermount sinks. The living area boasts an electric fireplace and 9' knockdown ceilings, enhancing the spacious feel. The master bedroom offers a 4-piece ensuite with dual sinks, a fully tiled shower with a bench, and a sliding glass door. An east-facing backyard provides a serene setting. Possession expected November 2024. \*Photos are representative.\***

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**