



THE
A-TEAM

**RE/MAX
FIRST**

456 TEKARRA Drive, Calgary T3R2E9

MLS®#: **A2197426**

Area: **Glacier Ridge**

Listing Date: **02/26/25**

List Price: **\$584,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2025

Lot Information

Lot Sz Ar:

2,464 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane, City Lot
Parking Pad**

Finished Floor Area

Abv Sqft:

1,572

Low Sqft:

Ttl Sqft:

1,572

DOM

0

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

**2 Storey, Attached-
Side by Side**

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove, Refrigerator, Washer/Dryer

Int Feat:

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`5" x 27`0"
Dining Room	Main	10`8" x 5`10"
Mud Room	Main	6`0" x 5`5"
Bedroom - Primary	Upper	13`8" x 10`11"
4pc Ensuite bath	Upper	7`7" x 4`11"
Bedroom	Upper	10`8" x 9`0"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Kitchen	Main	9`11" x 17`5"
Laundry	Upper	6`0" x 5`3"
Walk-In Closet	Upper	4`9" x 5`2"
4pc Bathroom	Upper	4`11" x 7`7"
Bedroom	Upper	9`2" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410745

Remarks

Pub Rmks: **Immediate /Quick Possession!!!! Brand New 3-Bedroom Duplex in a Desirable Calgary Community. Move-in ready and designed for modern living, this stunning brand-new 3-bedroom duplex is now available for sale in one of Calgary's most sought-after communities. Main Floor Elegance, Stylish vinyl plank flooring throughout. Upgraded gourmet kitchen featuring: Stainless steel appliances Electric Stove, Chimney hood fan with full-height tile backsplash. Upper Level Comfort, Cozy carpet flooring. Three spacious bedrooms, including: A primary suite with an ensuite bath and huge walk-in closet. Two additional bedrooms and a full bathroom. Laundry located on the upper level. Unfinished basement with separate entrance. Book your viewing today!**

Inclusions:
Property Listed By: **N/A**
Five Star Realty

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











