



THE
A-TEAM

**RE/MAX
FIRST**

460 TEKARRA Drive, Calgary T3R 2E9

MLS® #: **A2198456**

Area: **Glacier Ridge**

Listing Date: **03/02/25**

List Price: **\$569,900**

Status: **Pending**

County: **Calgary**

Change: **-\$14k, 21-Mar**

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:

2,466 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,596

Low Sqft:

Ttl Sqft:

1,596

DOM

49

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Breakfast Nook	Main	5`10" x 10`9"
Dining Room	Main	11`10" x 10`5"	Kitchen	Main	10`1" x 17`5"
Living Room	Main	10`10" x 16`10"	3pc Ensuite bath	Upper	7`7" x 4`11"
4pc Bathroom	Main	7`7" x 5`0"	Bedroom	Upper	10`10" x 9`0"
Bedroom	Upper	10`11" x 9`3"	Bedroom - Primary	Upper	11`0" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410745

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this brand new never lived in 3 bedroom 2.5 bath duplex in the sought out community of Glacier Ridge. Open floorplan on the main floor has kitchen and the back and living room flowing into dining area. Upstairs you have 3 piece ensuite with walk-in shower and walk-in closet. The other 2 bedrooms are decent size and laundry room and 4 piece bathroom complete this level. The basement has separate entrance. Book your showing today.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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







