

# \$549,900 - 431 Tekarra Drive Nw, Calgary

MLS® #A2193726

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.06 Acres

Glacier Ridge, Calgary, Alberta

**BEST PRICE DUPLEX IN GLACIER RIDGE|**

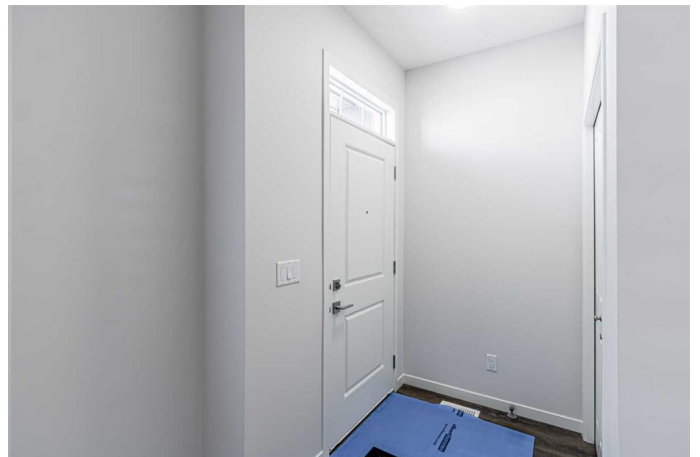
**Immediate /Quick Possession!!!! Brand New 3-Bedroom Duplex in a Desirable Calgary Community. Move-in ready and designed for modern living, this stunning brand-new 3-bedroom duplex is now available for sale in one of Calgary's most sought-after communities. Main Floor Elegance, Stylish vinyl plank flooring throughout. Upgraded gourmet kitchen featuring: Stainless steel appliances**

Natural gas range, Chimney hood fan with full-height tile backsplash, 33" French door refrigerator with ice and water

Built-in microwave in the island cabinet. New modern blinds through out the house. Added convenience with a BBQ gas line hookup for a future deck. 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. Samsung washer & dryer conveniently located on the upper level. Unfinished basement with separate entrance. A secondary suite would be subject to approval and permitting by the city/municipality." . Don't miss this opportunity to own a beautifully upgraded home in an excellent location. Book your viewing today!

Built in 2025

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2193726               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,416                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 431 Tekarra Drive Nw |
| Subdivision | Glacier Ridge        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2G3              |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | Other      |
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Chandelier                                                      |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Exterior Entry, Full, Unfinished                                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | BBQ gas line         |
| Lot Description   | Back Lane, Back Yard |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 71                  |
| Zoning         | R-G                 |
| HOA Fees       | 420                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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