

# \$609,300 - 487 Tekarra Drive Nw, Calgary

MLS® #A2226092

**\$609,300**

4 Bedroom, 4.00 Bathroom, 1,594 sqft

Residential on 0.06 Acres

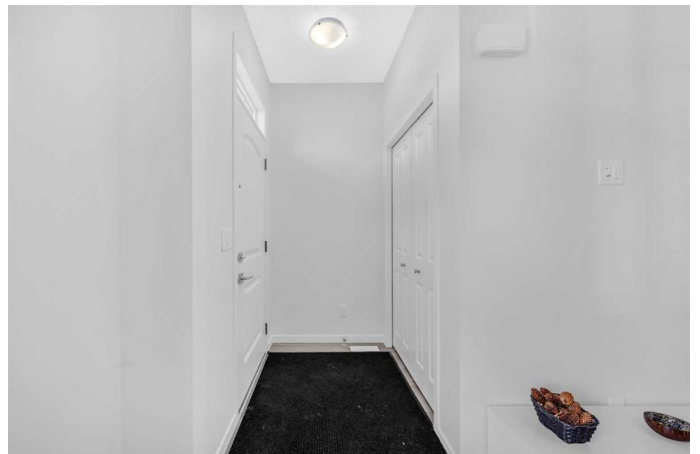
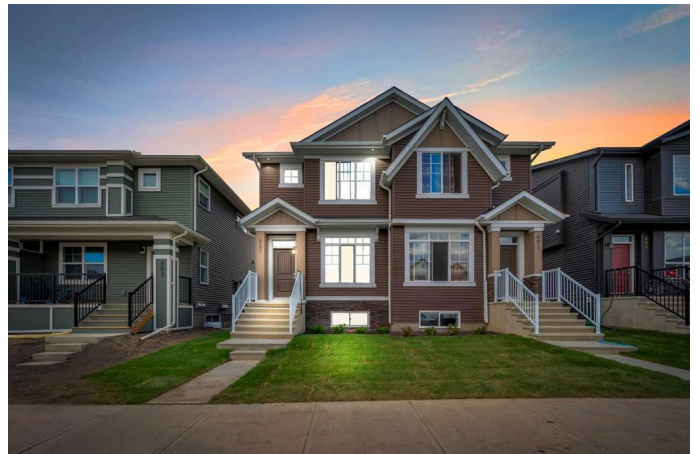
Glacier Ridge, Calgary, Alberta

Welcome to one of the newest planned communities in NW Calgary - "Glacier Ridge". This 2024 built laned duplex has a fully finished one bedroom legal suite. Located only 25 minutes to downtown with quick access to Stoney Trail and 10+ KMS of trails. Main floor with vinyl plank flooring, high ceilings has living room/dining room combination, a 2 piece bathroom, kitchen with island, quartz counter tops, stainless steel appliances and a door to rear yard. The upper level has a good sized primary bedroom with 3 piece ensuite. Two additional bedrooms and a 4 piece bath. A well suited home in a growing community for a great family. Lower walk-up level with a separate entrance to a one bedroom legal suite. Features full kitchen with stainless steel appliances, washer/dryer, 4 piece bath and luxury flooring. Poured concrete sidewalk and double parking pad ready for future garage. Live upstairs and rent downstairs to give you a help in mortgage payments. Never to be missed opportunity.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226092  |
| Price      | \$609,300 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,594                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 487 Tekarra Drive Nw |
| Subdivision | Glacier Ridge        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R2G4               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Playground  |
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                        |
| Appliances        | Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Exterior Entry, Full, Suite                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 82             |
| Zoning         | R-G            |
| HOA Fees       | 420            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Beeline Realty |
|----------------|----------------|

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