

# \$619,900 - 487 Tekarra Drive Nw, Calgary

MLS® #A2226092

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,594 sqft

Residential on 0.06 Acres

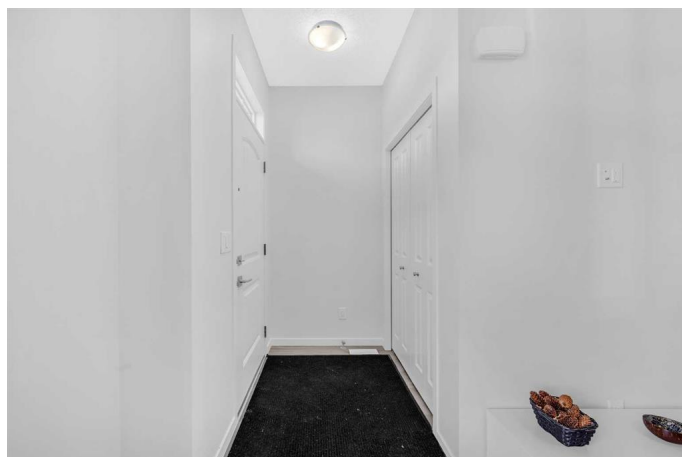
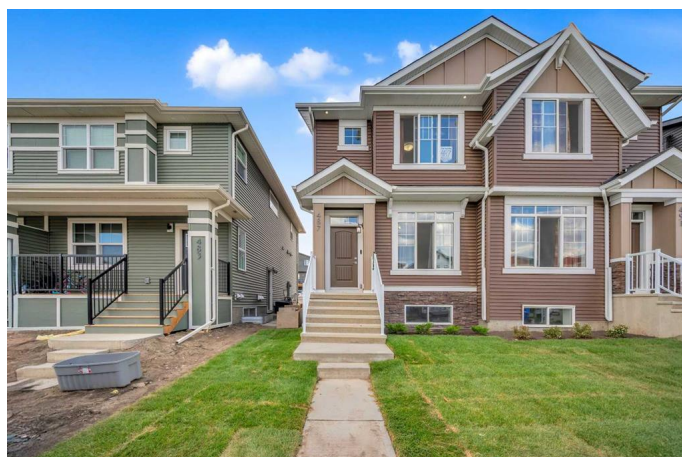
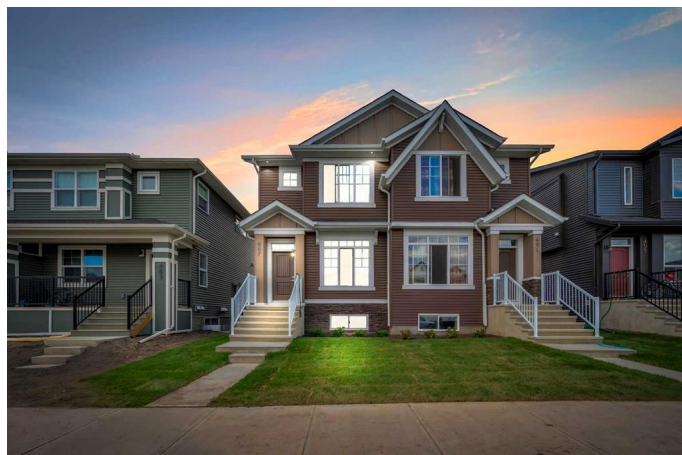
Glacier Ridge, Calgary, Alberta

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	\$619,900
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	Side by Side, 2 Storey
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	69
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Beeline Realty
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