

76 Lewiston Street Calgary Alberta

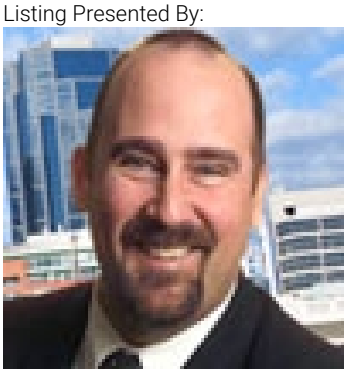
$624,900

Discover modern living, energy efficiency, and incredible income potential at 76 Lewiston Street NE! Built in October 2026 and never occupied, this stunning brand-new duplex spec home offers 4 bedrooms and 3 bathrooms in the main home, plus a separate 1-bedroom, 1-bathroom legal basement suite--an excellent opportunity for families and investors seeking additional rental income.Step inside to discover a thoughtfully designed interior featuring 9-foot basement ceilings, a convenient side entrance, and a main-floor bedroom with a full bathroom. Luxury vinyl plank flooring flows throughout the main and upper common areas, complemented by quartz countertops, undermount sinks, additional windows, and an inviting electric fireplace with floor-to-ceiling tile. The vaulted bonus room provides an airy retreat for relaxation or family entertainment.The modern kitchen is equipped with stainless steel appliances, a gas range, chimney hood fan, built-in microwave, and a convenient pull-out waste bin--combining style with everyday functionality. Upstairs, enjoy the comfort of a well-appointed primary ensuite featuring a three-piece bathroom with a fiberglass shower.Extend your living space outdoors with a rear deck featuring a privacy wall and BBQ gas line rough-in. Window blinds are also included, adding convenience and value as you settle into your new home.Designed with sustainability and future-ready living in mind, this Built Green-certified home features triple-pane windows, a high-efficiency furnace, blower door testing, and a solar chase for future solar installation.Enjoy modern convenience with integrated smart home technology, including:Programmable thermostat, Ring camera doorbell, Smart front door lock, Smart and motion-activated switches, Amazon Alexa touchscreen hub for convenient control. (id:6769)

Bedroom 8.42 Ft x 9.33 Ft
Kitchen 12.50 Ft x 14.00 Ft
Dining room 6.58 Ft x 11.00 Ft
Great room 10.00 Ft x 15.42 Ft
3pc Bathroom 8.25 Ft x 4.92 Ft
Bedroom 8.33 Ft x 11.25 Ft

Primary Bedroom 11.67 Ft x 12.00 Ft
Bonus Room 12.50 Ft x 11.67 Ft
3pc Bathroom 11.50 Ft x 5.33 Ft
3pc Bathroom 8.75 Ft x 4.92 Ft
Bedroom 10.00 Ft x 10.00 Ft
Kitchen 10.92 Ft x 8.00 Ft

Listing Presented By:



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3pc Bathroom 9.00 Ft x 4.92 Ft