

455 Tekarra Drive NW
Calgary, Alberta

MLS # A2293377



\$659,999

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,486 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to Glacier Ridge, one of NW Calgary’s newest master-planned communities. This 2024-built laned duplex features a fully finished 1-bedroom legal basement suite with separate entrance, offering excellent income potential. The main floor showcases luxury vinyl plank flooring, high ceilings, and an open-concept layout connecting the living and dining areas. The modern kitchen features quartz countertops, stainless steel appliances, a large island, and access to the rear yard, plus a convenient 2-piece bath. Upstairs offers a spacious primary bedroom with 3-piece ensuite, two additional bedrooms, and a 4-piece bathroom. The walk-up basement legal suite includes a full kitchen, stainless steel appliances, in-suite laundry, 4-piece bath, and modern finishes—perfect for rental income or extended family. Live upstairs and rent the legal suite to help offset your mortgage. Located 25 minutes to downtown with quick access to Stoney Trail and over 10 km of scenic trails. A fantastic opportunity in a fast-growing NW Calgary community.