

70 Lewiston Way NE
Calgary, Alberta

MLS # A2214871



\$574,701

Division:	Lewisburg		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,489 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Linden – a beautifully designed duplex that blends style and functionality! The kitchen features stainless steel appliances, quartz countertops, a tile backsplash, and a walk-in pantry. This home includes a one-bedroom basement rough-in with 9' basement ceilings and a side entrance. Relax on the 11'0"x11'0" rear deck with BBQ gas line RI and added privacy wall between units. The 4-piece ensuite offers dual sinks, and there is LVP flooring throughout baths and laundry. Thoughtful touches include an electric fireplace in the great room and paint-grade railing with iron spindles. Photos are representative.