

**149 Lewiston Street NE
Calgary, Alberta**

MLS # A2274103

\$638,000



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|------------------|---------------------------------|---------------|-------------------|
| Division: | Lewisburg | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,642 sq.ft. | Age: | 2026 (-1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: N/A

Discover this thoughtfully crafted 1,642 sq ft duplex in the welcoming community of Lewiston, expertly built by McKee Homes. Designed with both style and practicality in mind, this 3-bedroom, 2.5-bath home offers a bright, modern living experience with plenty of room to grow. The main level showcases an inviting open-concept floor plan, highlighted by a spacious living room and a contemporary kitchen complete with a central island. The adjoining dining area is perfect for family meals or hosting guests. A dedicated den provides an ideal space for a home office, study, or flex room to suit your lifestyle. Upstairs, a versatile bonus room adds even more living options—great for relaxation, entertainment, or a kids’ zone. The primary bedroom features a generous walk-in closet and a private ensuite, while two additional bedrooms and a full bathroom complete the upper level. One of the standout features of this home is the 2-bedroom legal suite, accessible through a private side entrance. With 9-foot basement ceilings, this space offers excellent potential for rental income, extended family living, or added privacy for guests. Located in the vibrant, fast-growing Lewiston community, this home is close to parks, schools, shopping, and everything your family needs. A perfect blend of comfort, function, and opportunity awaits.