# \$619,900 - 45 Lewisburg Close Ne, Calgary

MLS® #A2213428

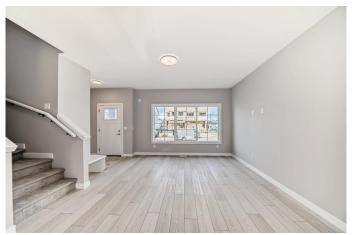
#### \$619,900

3 Bedroom, 3.00 Bathroom, 1,619 sqft Residential on 0.06 Acres

Lewisburg, Calgary, Alberta

This thoughtfully designed home by Truman blends contemporary style with quality finishes and attention to detail. With three bedrooms and an open-concept layout, it offers a comfortable and practical space for modern living. At the rear of the home, the kitchen is both stylish and functionalâ€"featuring full-height cabinetry, soft-close doors and drawers, guartz countertops, a stainless steel appliance package, and a spacious pantry for added storage. The main floor is enhanced by 9' ceilings and durable LVP flooring, creating a bright, open atmosphere that flows seamlessly through the living and dining areas. Upstairs, the primary bedroom provides a peaceful retreat with a walk-in closet and a stylish 3-piece ensuite. Two additional bedrooms offer flexible space for children, guests, or a home office. A 4-piece bathroom and an upper-level laundry â€" equipped with a washer and dryerâ€"add everyday convenience. The unfinished basement, with its separate side entrance, presents a blank canvas for your future plansâ€"whether you envision a family room, home gym, or additional storage. Located in the newly established community of Lewisburg - a thoughtfully planned, family-friendly community that offers the best of both worlds: tranquility and connectivity. Surrounded by parks, green spaces, and walking paths, it encourages an active, outdoor lifestyle. Photo gallery of similar home\*







Built in 2024

## **Essential Information**

| MLS® #         | A2213428               |
|----------------|------------------------|
| Price          | \$619,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,619                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Туре           | Residential            |
| Sub-Type       | Detached               |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |
|                |                        |

# **Community Information**

| Address     | 45 Lewisburg Close Ne |
|-------------|-----------------------|
| Subdivision | Lewisburg             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 2N4               |

## Amenities

| Parking Spaces | 2                         |
|----------------|---------------------------|
| Parking        | Alley Access, Parking Pad |

#### Interior

| Interior Features | High Ceilings, Quartz Counters, Separate Entrance                          |  |  |
|-------------------|--|--|--|
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |  |  |
| Heating           | Forced Air   |  |  |
| Cooling           | None   |  |  |
| Has Basement      | Yes  |  |  |
| Basement          | Exterior Entry, Full, Unfinished   |  |  |

#### Exterior

| Exterior Features | Other  |
|-------------------|--|
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete  |

#### **Additional Information**

| Date Listed    | May 20th, 2025 |
|----------------|----------------|
| Days on Market | 4              |
| Zoning         | RG-3           |

#### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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