

# \$744,990 - 535 Tekarra Drive Nw, Calgary

MLS® #A2238860

**\$744,990**

6 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.06 Acres

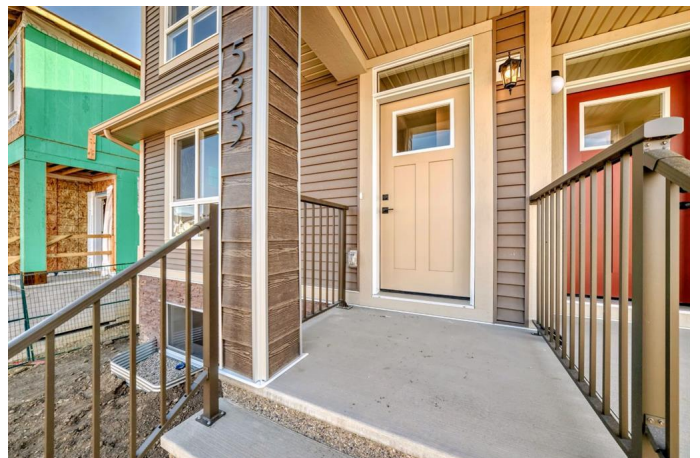
Glacier Ridge, Calgary, Alberta

Welcome to this new and beautiful, must see corner lot home, where luxury and functionality meet. Located in the sought-after Glacier Ridge, right on the same street as the future Glacier Ridge Village! It has over 2500 sq ft of living space. This home comes with a fully developed 2 BED LEGAL SUITE done by the builder. Ready for immediate rental opportunity. Complete with Central Air conditioning (To be installed by builder shortly), S/S APPLIANCES, 2 tone cabinets, quartz counter tops, LVP flooring on the main level, the staircase leading to, and the basement! Extra large electric fireplace, ample lighting throughout the house. Ensuite main floor bedroom, upper floor bonus room, owner's bedroom with a generous walk in closet and 4 pc fully tiled bathroom. There are 2 other bedrooms and a full bathroom on the upper level. Lots of parks and amenities are in and around this community.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238860  |
| Price          | \$744,990 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,713     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 535 Tekarra Drive Nw |
| Subdivision | Glacier Ridge        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 2G4              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | None                  |
| Utilities      | Electricity Connected |
| Parking Spaces | 2                     |
| Parking        | Parking Pad           |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Electric, Great Room                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                |
| Lot Description   | Back Yard, Cleared, Corner Lot, Front Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                        |

|              |                                           |
|--------------|-------------------------------------------|
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 30              |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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