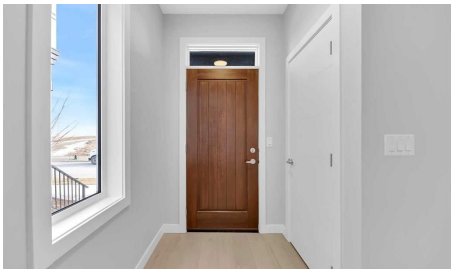
# 1644 Keystone Creek Avenue NE

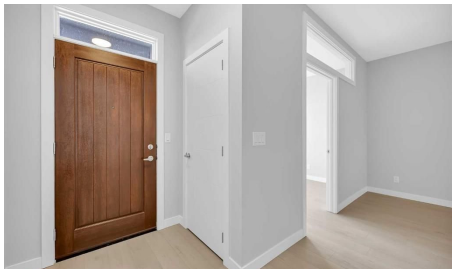
Calgary | Active | MLS® A2341984

**$545,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2026** | **1,667 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Welcome to The Edward by Partners Homes in Keystone Creek, a brand new home in NE Calgary offering 4 bedrooms including a main floor bedroom, 3 full bathrooms, a central bonus room, a separate side entrance, and no HOA or condo fees. Located in a boutique community with only three phases, Keystone Creek offers a quieter residential setting with limited homeowner traffic while still being conveniently close to parks, pathways, major routes, CrossIron Mills, Calgary International Airport, and everyday amenities. Designed for modern living, this home combines a functional floorplan, upgraded finishes, and long-term flexibility in one of North Calgary's growing communities. The exterior features Hardie Board detailing on the front elevation, fiberglass exterior doors, included front landscaping, prairie-inspired curb appeal, and a rear 20' x 21' gravel parking pad with alley access and future garage potential. Inside, the bright open-concept main floor is enhanced by 9-foot ceilings, knockdown ceiling texture, durable flooring, and carefully selected finishes throughout. At the front of the home, a flexible room provides the option for a fourth bedroom, home office, or guest space, complemented by a full main floor bathroom and making the layout particularly well suited for multi-generational living or evolving family needs. The kitchen anchors the main living space with full-height cabinetry, quartz countertops, tile backsplash, Delta plumbing fixtures, a large central island, chimney-style hood fan with built-in microwave, upgraded electric range, French door refrigerator, and a complete stainless steel appliance package. A gas line rough-in to the range provides the option for a future gas stove. The adjoining dining and living areas create an inviting space for both everyday living and entertaining, while the rear mudroom offers convenient storage and direct access to the backyard. A BBQ gas line is also already in place. Additional features include 200 AMP electrical service, a tankless hot water system, 8 lb. carpet underlay, and the builder's QuietWall™ system designed to help reduce sound transfer between homes. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with dual vanities and a tiled walk-in shower. Two additional bedrooms are joined by a centrally located bonus room that can easily serve as a family room, media space, playroom, or home office. Upper-level laundry with an included washer and dryer adds further convenience. The undeveloped basement offers excellent future potential with 9-foot foundation walls, a separate side entrance, and rough-ins that provide flexibility for future development, including the possibility of a legal basement suite subject to City approval and permitting. With upgraded finishes, modern construction features, and a versatile floorplan, The Edward in Keystone Creek is an excellent opportunity for buyers looking for a new construction home in NE Calgary with room to grow and long-term flexibil

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2341984 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,667 sq. ft. |
| **Lot Area:** | 2,524 sq. ft. |
| **Lot Frontage:** | 22'¼" |
| **Front Exposure:** | East |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2510934 |
| **Heating:** | High Efficiency, Forced Air |
| **Basement:** | Full, Unfinished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |

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|---|---|
| **Builder:** | Partners Development Group Ltd. |
| **New Constr.:** | Yes |
| **Construction Material:** | Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parking Pad |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Northeast |
| **Community:** | Keystone Hills |
| **Appliances:** | Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | Architectural Guidelines |
| **Main Floor** | Flex Space · 11' × 8'6" · |
| **Main Floor** | Living Room · 15'6" × 12' · |
| **Main Floor** | Dining Room · 12'7" × 7'8" · |
| **Main Floor** | Kitchen · 15'10" × 11'8" · |
| **Main Floor** | Furnace/Utility Room · 4'9" × 3'5" · |
| **2nd Floor** | Bonus Room · 12'7" × 9'10" · |

| | |
|---|---|
| **2nd Floor** | Bedroom · 13' × 8'3" · |
| **2nd Floor** | Bedroom · 13' × 8'3" · |
| **2nd Floor** | Bedroom - Primary · 11'8" × 11'7" · |
| **2nd Floor** | Laundry · 6'6" × 5' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | Lighting, Rain Gutters |
| **Patio And Porch Features:** | Front Porch |
| **Lot Features:** | Back Yard, Front Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-Gm |
| **Listed Date:** | Aug 31, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1644-keystone-creek-avenue-ne-calgary-a2341984/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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