\$574,900 - 33 Lewisburg Close Ne, Calgary

MLS® #A2225431

\$574,900

3 Bedroom, 3.00 Bathroom, 1,468 sqft Residential on 0.06 Acres

Lewisburg, Calgary, Alberta

THE WAIT IS OVERâ€"LEWISBURG IS
HERE! â€" Looking for a brand new home in
northeast Calgaryâ€"but not just any home?
One with smart upgrades, SERIOUS
POTENTIAL, and a location that's about
to make waves in the city's newest
master-planned community?

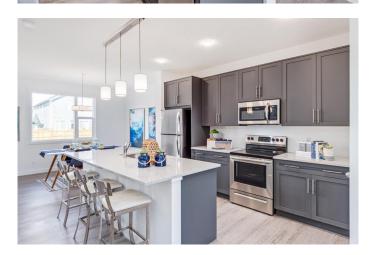
Let me introduce you to 33 Lewisburg Close NE. This detached Alexis model by Homes by Avi offers 1,468 square feet of purposeful, beautifully designed living space. Whether you're a buyer looking for flexibility or an investor with an eye for opportunity, this one deserves a spot at the top of your list.

The main floor delivers on style and function with quartz countertops, durable vinyl plank flooring, 42" upper cabinets, and a sleek SILGRANITE SINK. The kitchen includes a BUILT-IN MICROWAVE, chimney-style hood fan, and gas line rough-in if you're dreaming of a gas range. There's another gas line roughed-in on the rear deck tooâ€"because BBQ season deserves the right setup.

Upstairs features two bright secondary bedrooms at the back, a full main bathroom, and a dedicated laundry roomâ€"no hauling baskets up and down stairs here. The primary bedroom is positioned at the front of the home and includes a walk-in closet plus an upgraded ensuite with a FULLY TILED GLASS SHOWER. Whether it's family, guests, or







a work-from-home setup, the upper floor offers the space and functionality to make everyday living easy.

But where this home really shines? The basement.

It's unfinished, yes—but it's
ANYTHING BUT BASIC. A separate side
entrance, 9' ceilings, and rough-ins for a
wet bar, bathroom, and SECOND LAUNDRY
LOCATION make it perfect for
multigenerational living or future rental
development (subject to approvals, of course).
Add in the 200 amp panel, EV charger
rough-in, and a solar conduit already in place,
and you've got a setup that's both
future-ready and investment-savvy.

Now let's talk about LEWISBURG. This is Calgary's newest northeast communityâ€"thoughtfully planned, exceptionally located, and full of potential. With walkable green spaces, future schools and shopping, and easy access to major routes, Lewisburg is designed for people who want to put down roots before the crowd. And with the GRAND OPENING happening this Saturday, May 31st, the timing couldn't be better.

l've seen a lot of new communities launchâ€"but this one? It has the right mix of vision, planning, and momentum. And homes like this don't stay off the radar for long.

Want in early? Let's talk. l'd love to show you around.

PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.

Essential Information

MLS® # A2225431 Price \$574,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,468 Acres 0.06 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 33 Lewisburg Close Ne

Subdivision Lewisburg
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2N4

Amenities

Parking Spaces 2

Parking Pad, Alley Access

Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range

Heating Forced Air, Natural Gas, High Efficiency, Humidity Control

Cooling None
Has Basement Yes

Basement Full, Unfinished, Exterior Entry

Exterior

Exterior Features Private Entrance, Private Yard, BBQ gas line

Lot Description Back Yard, Back Lane, Interior Lot, Rectangular Lot, Zero Lot Line

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 60 Zoning R-G

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.