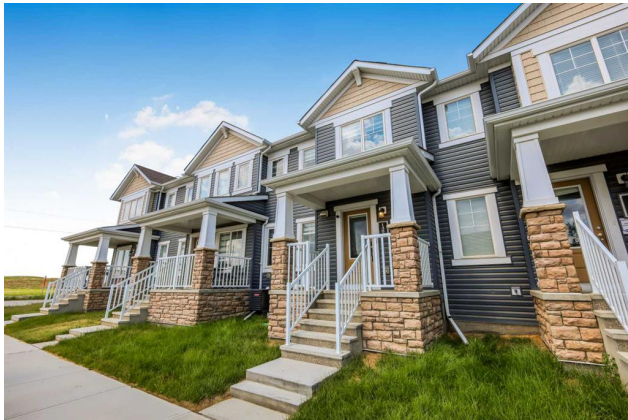


1482 148 Avenue, Calgary T3P 1T9

MLS®#: **A2151414** Area: **Carrington** Listing Date: **08/01/24** List Price: **\$569,999**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **839 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,439**
 Low Sqft:
 Ttl Sqft: **1,439**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 4`11"	Kitchen	Main	15`2" x 8`1"
Living Room	Main	19`0" x 12`1"	Mud Room	Main	8`9" x 5`6"
4pc Bathroom	Second	4`11" x 12`6"	4pc Ensuite bath	Second	10`1" x 8`2"
Bedroom	Second	9`3" x 12`9"	Bedroom	Second	9`6" x 14`9"
Bedroom - Primary	Third	13`8" x 11`9"	Walk-In Closet	Second	4`11" x 11`6"
Other	Basement	18`3" x 26`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210100

Zoning:
DC

Remarks

Pub Rmks: **Welcome to the perfect opportunity to live or own in a highly desirable NW family neighborhood. MID UNIT townhouse with NO CONDO FEES, loaded with upgrades such as quartz countertops, vinyl flooring, tile, stainless steel appliances, lux light packaging and double attached garage. The main floor offers an open concept living room, a very modern and light colored kitchen, dining area and powder room. Top floor offers three great size bedrooms, 4 pc bathroom including a spacious master offering full ensuite and walk in closet. Basement offers 3pc rough in for bathroom, awaiting your design ideas. House is located close to skate park/playground, schools, shopping, lake and walking paths. This will not last long, act fast. Call now for your private viewing**

Inclusions: **None**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123