



THE
A-TEAM

**RE/MAX
FIRST**

1485 148 Avenue, Calgary T3P1V1

MLS®#: **A2162822**

Area: **Carrington**

Listing Date: **09/05/24**

List Price: **\$565,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **2,895 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,499**
Low Sqft:
Ttl Sqft: **1,499**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped**
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Garage Faces Side,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 9`5"
Dining Room	Main	8`10" x 7`9"
Bonus Room	Second	14`4" x 9`8"
Bedroom - Primary	Second	14`0" x 15`3"
Bedroom	Second	9`6" x 9`2"
4pc Bathroom	Second	5`2" x 8`0"

Room	Level	Dimensions
Kitchen	Main	8`3" x 11`0"
Foyer	Main	4`0" x 6`0"
Laundry	Second	5`1" x 6`6"
Bedroom	Second	9`3" x 13`0"
2pc Bathroom	Main	2`11" x 6`1"
4pc Ensuite bath	Second	5`8" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210100

Zoning:
DC

Remarks

Pub Rmks: **REDUCED TO SELL!!!. Welcome to this 2023 built, 3-bedroom townhouse with NO CONDO Fees, in the prestigious & pristine Carrington community, well priced and maintained, large corner lot, cozy, with functional layout. This beautiful property features an open concept main floor plan, a living room with electric fireplace, dining area with lots of natural light, perfect for family meals, kitchen with an island and stainless-steel appliances. The 2nd floor boasts 3 bedrooms, which include spacious decent size master, with a walk-in closet, & private 4piece ensuite bathroom. The lower level features a large unfinished space, that can be use for games or storage area. This house is just walking distance to Grocery stores, Café, Restaurants, Parks, Schools and Transit. Easy access to a wide range of neighborhoods, and easy gate away via Stoney Trail & Deerfoot Trail. A perfect opportunity to own or live in a desirable family-oriented community, book a private viewing today!!!**

Inclusions: **NA**
Property Listed By: **D Gees Realty Inc.**

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