



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1231 140 Avenue, Calgary T3P 0Y5**

MLS®#: **A2164420**      Area: **Carrington**      Listing Date: **09/09/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 06-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **1,883 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,359**  
 Low Sqft:  
 Ttl Sqft: **1,359**

DOM

**73**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`8" x 6`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 13`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`2" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 12`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>5`4" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 10`7"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 9`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>14`9" x 8`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`9"</b>
<b>Balcony</b>	<b>Upper</b>	<b>10`5" x 19`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810797**

Zoning:  
**DC**

Remarks

Pub Rmks:

**Priced reduced !!! End Unit townhouse with double attached garage "NO CONDO FEE" nestled in the Carrington community, this townhouse enjoys an ideal location surrounded by a wealth of amenities, close by to Mc Donald, shoping center and playground. The open-concept layout seamlessly connects the living room to the kitchen, making it an ideal space for gatherings and daily living. Upstairs come with bonus room, three spacious bedrooms, providing plenty of room for family members or guests to unwind. The primary bedroom boasts a 3pc ensuite bathroom, additionally, there's another full bathroom and a bonus area on the upper level provides versatility. Basement is unfinished, it presents an opportunity for customization and expansion according to your preferences and needs, whether it be additional living space or a recreational area. With easy access to major roadways, commuting to downtown or exploring neighboring areas is convenient.**

Inclusions:  
Property Listed By:

**N/A**  
**Grand Realty**

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

















