



THE
A-TEAM

**RE/MAX
FIRST**

1231 140 Avenue, Calgary T3P 0Y5

MLS®#: **A2164420**

Area: **Carrington**

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

List Price: **\$559,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

10
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**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
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
2pc Bathroom	Main	2`8" x 6`11"
Dining Room	Main	9`1" x 13`0"
Bedroom - Primary	Upper	13`6" x 12`0"
Bedroom	Upper	10`4" x 10`7"
Bonus Room	Upper	14`9" x 8`6"
Balcony	Upper	10`5" x 19`11"

Room	Level	Dimensions
Dining Room	Main	9`1" x 13`0"
Kitchen With Eating Area	Main	10`2" x 9`4"
3pc Ensuite bath	Upper	5`4" x 7`10"
3pc Bathroom	Upper	4`11" x 9`11"
Bedroom	Upper	9`4" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810797

Zoning:
DC

Remarks

Pub Rmks: **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, shopping 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: **N/A**
Property Listed By: **Grand Realty**

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









