



THE
A-TEAM

**RE/MAX
FIRST**

1490 148 Avenue, Calgary T3P 1T9

MLS®#: **A2165808**

Area: **Carrington**

Listing Date: **10/10/24**

List Price: **\$539,000**

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: **244 sqft**
Lot Shape:

Access:

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

DOM

41
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: **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
2pc Bathroom	Main	6`1" x 2`10"
Kitchen	Main	12`10" x 9`4"
4pc Bathroom	Second	8`1" x 5`2"
Bedroom	Second	12`11" x 9`3"
Family Room	Second	14`5" x 13`4"
Bedroom - Primary	Second	15`2" x 14`0"

Room	Level	Dimensions
Dining Room	Main	12`10" x 9`4"
Living Room	Main	11`9" x 9`5"
4pc Ensuite bath	Second	9`3" x 5`8"
Bedroom	Second	9`6" x 9`3"
Laundry	Second	6`6" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210100

Zoning:
DC

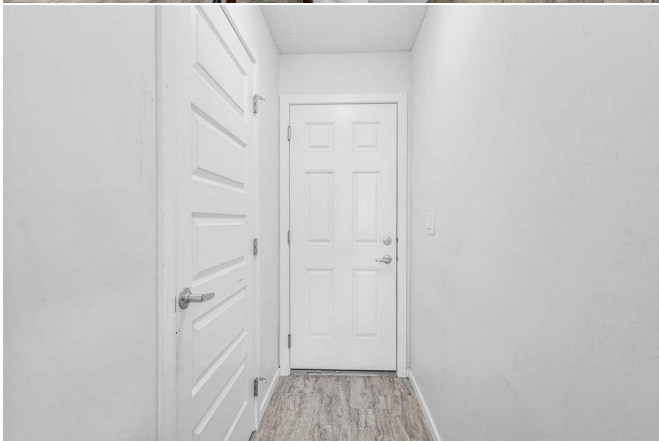
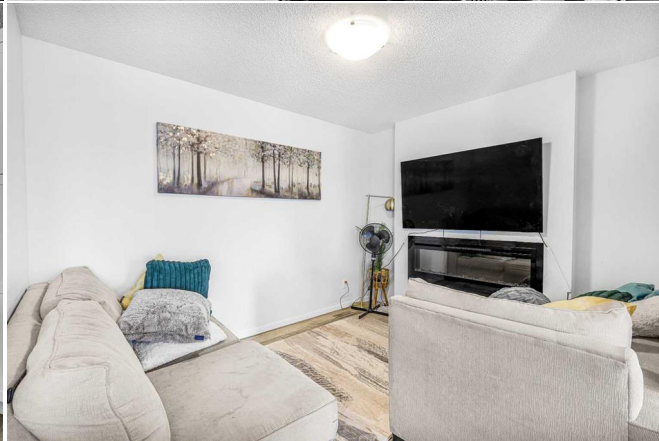
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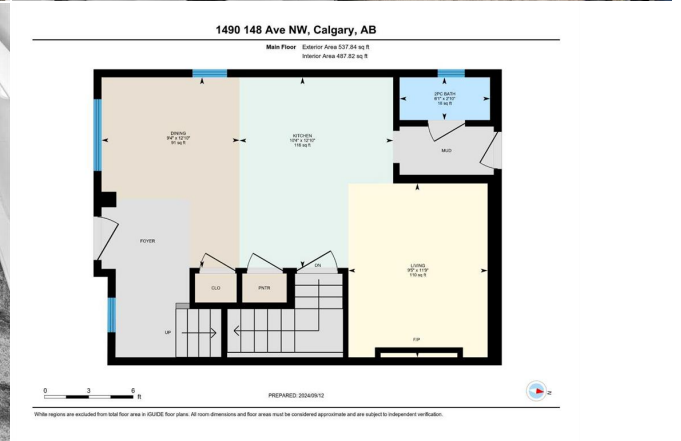
Pub Rmks: **Welcome to the perfect opportunity to live and own in the highly desirable NW family neighborhood. This spacious CORNER LOT UNIT townhouse with NO CONDO FEES, loaded with upgrades such as modern countertops, vinyl flooring, tile, stainless steel appliances, lux light packaging and double 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 primary room 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







1490 148 Ave NW, Calgary, AB

2nd Floor Exterior Area 184.73 sq ft
Interior Area 858.91 sq ft



1490 148 Ave NW, Calgary, AB

Basement (Below Grade) Exterior Area 433.23 sq ft
Interior Area 445.29 sq ft

