



THE
A-TEAM

**RE/MAX
FIRST**

1152 140 Avenue, Calgary T3P0Y9

MLS®#: **A2177430**

Area: **Carrington**

Listing Date: **11/04/24**

List Price: **\$529,999**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **1,291 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,370**

Low Sqft:

Ttl Sqft: **1,370**

DOM

79

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Few Trees, Front Yard**

Park Feat: **Double Garage Attached, Garage Door Opener, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 6`9"
Kitchen	Main	8`5" x 10`11"
4pc Bathroom	Upper	6`8" x 7`11"
Bedroom	Upper	10`1" x 10`4"
Living Room	Upper	8`8" x 13`10"

Room	Level	Dimensions
Dining Room	Main	8`8" x 8`1"
Living Room	Main	14`1" x 16`6"
4pc Bathroom	Upper	5`1" x 9`5"
Bedroom	Upper	8`9" x 12`8"
Bedroom - Primary	Upper	10`4" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810797

Zoning:
DC

Remarks

Pub Rmks: **Location, Location, Location! Discover Contemporary Living In This Stunning property in Carrington Community. Steps Away From A Vibrant Plaza, Including No-Frills, Gas-station, Parks, And Restaurants. This Upgraded home Offers Convenience And Modern Design. With Approximately 1, 370 sq. ft., This 3-Bedroom, 2.5-Bathroom Home Features A Bright, Open-Concept Layout with Stylish Kitchen Boasts upgraded Quartz countertops, a breakfast nook And Ample Cabinetry, Flowing Seamlessly Into The nook area and Spacious Living Room With Another great feature, the double car garage with inside entry to the home . UpStairs, The Primary Bedroom Includes A Luxurious 4-Piece Ensuite, A Generous Closet, With Two Additional Rooms and 4-pc bath, You Have The Options Of a Guest Room Or Home Office, And Its Own Balcony, Perfect For Relaxing. The unfinished basement provides a clean slate for your imagination and budget, Good Height basement ceiling and 3-pc rough-in for bathroom mean that whatever you decide to do, the space is going to work very well. A Great Place Call Home. Don't miss your chance to see this exceptional home come have a look today! n Be a part of this diverse community.**

Inclusions:
Property Listed By: **N/A**
Royal LePage METRO

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











