

1152 140 Avenue, Calgary T3P0Y9

MLS®#: **A2177430** Area: **Carrington** Listing Date: **11/04/24** List Price: **\$539,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Nov** 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:

DOM

47
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 | Room | Level | Dimensions |
|---------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| 2pc Bathroom | Main | 2`11" x 6`9" | Dining Room | Main | 8`8" x 8`1" |
| Kitchen | Main | 8`5" x 10`11" | Living Room | Main | 14`1" x 16`6" |
| 4pc Bathroom | Upper | 6`8" x 7`11" | 4pc Bathroom | Upper | 5`1" x 9`5" |
| Bedroom | Upper | 10`1" x 10`4" | Bedroom | Upper | 8`9" x 12`8" |
| Living Room | Upper | 8`8" x 13`10" | 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











