



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1343 148 Avenue, Calgary T3P 1W2**

MLS®#: **A2181680**

Area: **Carrington**

Listing Date: **01/15/25**

List Price: **\$559,998**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **1,765 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Attached**

DOM

**7**

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, Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 10`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`3" x 14`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 9`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`7" x 5`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>36`1" x 29`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`3" x 13`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**2210438**

Remarks

Pub Rmks:

**\*\*\*Home Sweet Home\*\*\*This stunning end-unit home, just 15 months old, offers over 1,500 sq. ft. of living space and is move-in ready with NO condo fees! Built in the End 2023, it's located in a prime area with easy access to shopping, dining, and major highways like the Ring Road. Whether you're headed to the west or east side of Calgary, you'll be just 20 to 30 minutes away. Upon entering, you'll be greeted by a spacious foyer that leads to a generous dining area, perfect for hosting large gatherings. The open-concept design creates a warm and inviting atmosphere throughout the main floor. The kitchen is a true standout, featuring modern cabinets, upgraded stainless steel appliances including a gas stove, quartz countertops, and luxury vinyl plank flooring for a sleek and polished look. The cozy living room is an ideal space for family time. Upstairs, you'll find two bright, south-facing bedrooms, a 3-piece bathroom, and a large master bedroom complete with a 4-piece en suite. The upper level also includes a huge bonus/family/rec room and a well-sized laundry room for added convenience. The basement is ready for your personal touch, offering the potential for additional living space. An attached double-car garage adds extra value, and the landscaped side yard enhances the home's charm. Don't miss out on this incredible opportunity. Schedule your showing today before it's gone!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

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









