



THE
A-TEAM

**RE/MAX
FIRST**

1481 148 AVE NW , Calgary T3P 1V1

MLS®#: **A2182597** Area: **Carrington** Listing Date: **12/09/24** List Price: **\$528,999**
 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: **338 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,387**
 Low Sqft:
 Ttl Sqft: **1,387**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Playground**
 Construction: **Concrete,See Remarks,Vinyl Siding**
 Flooring: **Carpet,Concrete,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 6`1"	Dining Room	Main	13`0" x 10`0"
Kitchen	Main	13`0" x 10`4"	Living Room	Main	12`0" x 9`5"
3pc Ensuite bath	Second	9`3" x 5`8"	4pc Bathroom	Second	5`7" x 10`3"
Bedroom	Second	9`3" x 13`10"	Bedroom - Primary	Second	15`4" x 13`5"
Bedroom	Second	9`5" x 9`6"	Other	Basement	18`3" x 13`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210100

Zoning:
DC

Remarks

Pub Rmks: **Welcome to this Extraordinary 3-bedroom, 2.5-bathroom townhome with NO CONDO FEES! Nestled in the serene community of Carrington North West Calgary. This 1387.11 sq ft home with a central cooling system provides excellent living for those seeking a modern and well-designed home. The main floor features a large living area, a dining area, and a large kitchen equipped with modern appliances and a pantry for all your storage needs. The upper level boasts a spacious primary bedroom with a closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the second floor. There is also a big balcony at the back on the second floor for a family sit-out. This townhome has an attached double-car garage. With quick access to anywhere in Calgary through Stoney Trail and multiple nearby shopping options, including CrossIron Mills, Market Mall, Downtown, etc. The basement is unfinished however it is an excellent space for an extra family room. It is a great opportunity for investment and live-in. This stunning home is a MUST-SEE! Don't miss out. BOOK YOUR VIEWING TODAY!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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











