



THE A-TEAM

RE/MAX FIRST

1362 148 Avenue, Calgary T3P 1T9

MLS®#: A2184313 Area: Carrington Listing 12/22/24 List Price: \$599,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 1,657 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,501
Low Sqft:
Ttl Sqft: 1,501

DOM 15
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Level, Street Lighting
Park Feat: Alley Access, Double Garage Attached, Garage Faces Rear, Insulated, Paved, Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting, Playground
Construction: Concrete, Stone, Vinyl Siding, Wood Frame
Flooring: Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, Bonus Room, etc.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC

2310577

Remarks

Pub Rmks: **Welcome to this SOUTH FRONT FACING NO CONDO FEE END UNIT townhome! Impressive curb appeal and a modern design blends with a highly functional layout boasting 3 beds / 3 baths and over 1500 sq ft of finished living area. This home has also been highly upgraded throughout - raised kitchen cabinets with crown molding, stainless steel appliances, upgraded luxury vinyl plank, quartz countertops, tiled bathroom walls, as well as many additional pot light fixtures. Upon entry the open concept is exemplified with an inviting Kitchen/Dining/Living space on the main floor. The kitchen is equipped with upgraded stainless steel appliances, full height kitchen cabinets, and loads of counter space and storage! There is also a cozy living room, a large pantry closet, a 2 piece bath and double attached garage. Upstairs, the primary bedroom is bright and spacious and has a private 4 piece ensuite with a large walk-in shower. The bonus room provides more privacy for the primary bedroom from the other 2 bedrooms upstairs. There is also a full laundry room and 4 piece bath that completes the upstairs. The lower level is bright and has a 3 piece bathroom rough-in that is perfect for a future bathroom. With quick access to anywhere in Calgary via Stoney Trail and multiple nearby shopping options including Crossiron Mills, the quickly maturing community of Carrington is a great option for the busy family! Book your showing today!**

Inclusions: **None**
Property Listed By: **MaxWell Capital Realty**

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











