

1124 140 Avenue, Calgary T3P 0Y9

MLS®#: **A2200631** Area: **Carrington** Listing Date: **03/09/25** List Price: **\$554,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 13-Mar** 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: **1,450**
 Low Sqft:
 Ttl Sqft: **1,450**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 10`11"	Kitchen	Main	11`9" x 9`0"
Dining Room	Main	9`5" x 7`2"	2pc Bathroom	Main	5`5" x 5`0"
Bedroom - Primary	Upper	13`0" x 10`0"	4pc Ensuite bath	Upper	9`6" x 4`10"
Walk-In Closet	Upper	9`4" x 4`9"	Bedroom	Upper	11`2" x 9`3"
Bedroom	Upper	11`2" x 9`4"	4pc Bathroom	Upper	9`11" x 4`10"
Laundry	Upper	6`5" x 2`10"	Bonus Room	Upper	14`6" x 8`6"
Balcony	Upper	9`2" x 8`11"			

Title: **Fee Simple**
 Legal Desc: **1810797**

Zoning: **DC**

Remarks

Pub Rmks: **SIGNIFICANT PRICE DROP!.....Welcome to this stunning, NO CONDO FEE, FULLY UPGRADED 3-bedroom, 2.5-bathroom townhome, offering 1,450 sq. ft. of thoughtfully designed living space in the sought-after community of Carrington NW, Calgary. Boasting luxury finishes, a spacious LAYOUT, and a DOUBLE ATTACHED GARAGE, this home is perfect for families, professionals, or investors seeking modern comfort and convenience. Step inside to discover a bright and OPEN-CONCEPT main floor, featuring upgraded HARDWOOD flooring, designer LIGHTING, and expansive windows that flood the space with NATURAL light. The gourmet kitchen is a true showstopper, complete with UPGRADED cabinetry, premium stainless steel appliances, and a stunning upgraded QUARTZ island with seating—perfect for entertaining. The adjacent dining and living areas offer a warm and inviting atmosphere, while a stylish half-bathroom with UPGRADED tiles completes the main level. Upstairs, the spacious primary suite provides a WALK-IN closet and a SPA-like ENSUITE, offering a serene retreat. Two additional generously sized bedrooms provide ample space for family, guests, or a home office. A BONUS ROOM adds valuable extra living space and leads to a PRIVATE BALCONY, perfect for unwinding. The upper level is completed with a full bathroom and a convenient laundry area for added functionality. The double attached garage ensures secure parking and additional storage, while the unfinished basement, complete with a washroom rough-in, offers endless possibilities for future development. Nestled in one of Calgary’s most desirable communities, this home is just minutes from parks, playgrounds, pathways, shopping, dining, and top-rated schools. With quick access to Stoney Trail and major roadways, commuting is effortless. Don't miss out on this fully upgraded, move-in-ready townhome in Carrington NW! Contact today to schedule a private viewing.**

Inclusions: **N/A**
 Property Listed By: **2% Realty**

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





