



**GRASSROOTS**  
REALTY GROUP

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1383 148 Avenue NW  
Calgary, Alberta

MLS # A2238623



**\$520,000**

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

\*\*\*Step into comfort and style with this 1,500 sqft. well-maintained 3-bedroom, 2.5-bathroom corner unit that offers the perfect blend of function and charm. The open concept living area welcomes you with natural light and seamless flow, ideal for entertaining guests or quiet evenings at home. Upstairs, you'll find a spacious common room which provides a flexible area for a family lounge, playroom, or home office. Downstairs, you'll find generous space in the basement, giving you room to keep things organized without compromise or upgrading to a live-in space. The attached rear double garage adds convenient parking and additional storage. Best of all? No condo fees, giving you full ownership and freedom. This gem (home) won't last long—it is designed for modern living and located in a desirable neighborhood. Ready to make your move? ???. Come check it out!!!