



GRASSROOTS
REALTY GROUP

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1311 148 Avenue NW
Calgary, Alberta

MLS # A2254558



\$535,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Brackets for TV		

BEST LOCATION | NO CONDO FEES | MODERN DESIGN | FULLY FINISHED | DOUBLE GARAGE | BONUS ROOM Immaculately maintained and move-in ready, this bright and open 2-storey townhouse sits in the heart of vibrant Carrington — a community known for parks, pathways, and convenience. Step inside to discover a modern open-concept design featuring an oversized front foyer, a spacious great room with large north-facing windows, and a generous dining area. The chef-inspired kitchen is a true highlight with upgraded cabinetry, quartz counters, a flush eating bar, custom tile backsplash, high-end stainless steel appliances, an OTR microwave, and an under-mount sink—perfect for cooking and entertaining alike. Upstairs offers three comfortable bedrooms, including a primary retreat with a walk-in closet and a private 4-piece ensuite, a bonus room, plus a full bath and plush carpet for comfort. All main areas are finished in luxury vinyl plank flooring for durability and style. The fully finished basement expands your living space with a large family room and extra storage. Outside, enjoy your inviting front porch, a 20' x 19' double attached garage with additional parking pad, and a prime location close to parks, playgrounds, schools, shopping, and quick access to Stoney & Deerfoot Trails. With the planned future LRT extension and continued community growth, Carrington is both a lifestyle and a smart long-term investment. Whether you're a first-time buyer, growing family, or investor, this home truly checks all the boxes. Don't miss out—book your private showing today!