

1-833-477-6687 aloha@grassrootsrealty.ca

## 1170 148 Avenue NW Calgary, Alberta

MLS # A2260178



\$524,900

Division: Carrington Residential/Four Plex Type: Style: 2 Storey Size: 1,387 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.03 Acre Lot Feat: Back Lane, Front Yard

Floors: Car	rpet, See Remarks	_	
	.poi, ooo nomano	Sewer:	-
Roof: Asp	phalt Shingle	Condo Fee:	-
Basement: Full	II, Unfinished	LLD:	-
Exterior: Vin	nyl Siding	Zoning:	DC
Foundation: Pou	ured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

Inclusions: n/a

BRAND NEW | NO CONDO FEES | 3 BEDROOMS | 2.5 BATHS | DOUBLE ATTACHED GARAGE | Facing Future School | Solar Panels Welcome to this stunning brand-new 2-storey townhome in the highly desirable community of Carrington, NW Calgary—with NO condo fees! Thoughtfully designed, this home features 3 spacious bedrooms, 2.5 bathrooms, triple-glazed windows, a charming front porch, and a double attached garage, along with an unfinished basement that awaits your personal touch. Step inside to discover a bright, open-concept main floor with elegant LVP flooring throughout. The sleek, modern kitchen features quartz countertops, upgraded stainless steel appliances, including a GAS stove, and a generous dining area, making it perfect for family gatherings or entertaining guests. A cozy living room and a convenient half bath complete the main level. Upstairs, the primary bedroom impresses with a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a second full bath, and a spacious balcony—perfect for morning coffee or evening relaxation—round out the upper level. You'll also enjoy the convenience of upper-floor laundry. The unfinished basement comes with plumbing rough-ins for future development, while the home is already equipped with a 200-amp panel, EV charging rough-in, and solar panels. Located close to shopping, scenic ponds, and quick access to major highways, this home combines comfort, modern upgrades, and everyday convenience—all with no condo fees!