



**GRASSROOTS**  
REALTY GROUP

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

**1170 148 Avenue NW**  
**Calgary, Alberta**

**MLS # A2260178**



**\$524,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!