



**GRASSROOTS**  
REALTY GROUP

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**1485 148 Avenue NW**  
**Calgary, Alberta**

**MLS # A2265862**



**\$480,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,519 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this bright and modern end-unit townhouse in the vibrant community of Carrington! With a desirable south-facing back. The open main floor boasts a contemporary kitchen with quartz countertops, stainless steel appliances, and a large island that flows seamlessly into the dining and living areas—perfect for both everyday living and entertaining. Upstairs you’ll find a spacious primary with closet and ensuite, along with additional bedrooms, a full bath, and convenient laundry. Enjoy the privacy and extra yard space of an end unit, plus the ease of an attached garage. Located just steps from parks, pathways, and green spaces, with quick access to shopping, schools, and Stoney Trail, this home offers exceptional value for families, professionals, or investors alike.