



GRASSROOTS
REALTY GROUP

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

212 142 Avenue NW
Calgary, Alberta

MLS # A2268986



\$468,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,196 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Attached Carport, Unpaved		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	See Remarks, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: SUNDAY, NOVEMBER 9, 2:00–4:00 Presenting an exceptional family residence located in the highly desirable northwest community of Carrington. This property offers approximately 1,200 square feet of thoughtfully designed living space, featuring an expansive open-concept main floor ideal for entertaining. Upon entry, a feature wall adorned with crown molding lends an elegant touch to the interior. Abundant natural light streams through large windows, creating a bright and inviting atmosphere. The main living space connects effortlessly to a spacious dining room, making it ideal for hosting large events like holiday dinners. A stylish shelving feature provides a great spot to showcase your personal collections. The kitchen comes fully equipped with stainless steel appliances, quartz countertops, and abundant cabinetry. Its layout is designed to accommodate several cooks at once, with a conveniently placed double-door pantry offering generous storage. Tucked near the kitchen, a discreet powder room maintains privacy from the main living areas. You’ll also find easy access to the backyard and parking pad, which makes bringing in groceries especially convenient. On the upper level, the primary bedroom—accessed via a stylish sliding barn door—provides sufficient space for a king-size bed and nightstands. A large walk-in closet lines one wall, and a four-piece ensuite delivers comfort and privacy. This floor also features two additional bedrooms, which may serve as an office or nursery, along with a second four-piece bathroom. Laundry facilities are conveniently situated on this level. Additionally, the property includes an undeveloped lower level comprising 522 square feet, offering potential for future development or enhanced storage capacity. Located just steps from parks, pathways, and green spaces, with quick

access to shopping, schools, both Stoney Trail and Deerfoot Trail, this home offers exceptional value for families, professionals, or investors alike.