



**GRASSROOTS**  
REALTY GROUP

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**1337 140 Avenue NW**  
**Calgary, Alberta**

**MLS # A2275880**



**\$479,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** AIR FREESHENER SYSTEM

NO CONDO FEES in the over 1439 sq ft, 3 bdrm, 2.5 bath townhouse, with dbl attached garage. If you are looking to own your first home that is affordable and feels like new, look no further. Walking in, you will enjoy the open floor plan, vinyl plank flooring, a beautiful white kitchen with quartz counters, SS appliances, and a kitchen island with seating for 3. There's a 2-piece bathroom on the main as well as a mud room area before entering the double attached garage. Upstairs features 3 bedrooms. The primary bdrm will fit your king-size bed and has a 4-piece ensuite bath with quartz counters and a soaker tub. The walk-in closet is huge, bigger than many large homes. The other 2 bdrms are a good size, as well as a laundry room and another 4-piece bathroom with quartz and a soaker tub. The downstairs is plumbed for the bathroom, it's ready to go. There's a fresh air system added. The best part is it's conveniently located to No Frills, gas, restaurants, Purple Potomus preschool learning, schools and much more. The bus route is close by, with easy access to Stoney Trail, and the shopping center in Coventry Hills is 5 minutes away, with Superstore, Canadian Tire, Dollarama, Shoppers Drug Mart, Winners, Michaels, Staples, Home Depot, Vivo Recreation Center, IMAX movie theatre, many restaurants, and excellent stores. It's a win-win-win in any way that you look at it. priced sharply, and quick possession available.