



1383 148 Avenue NW  
Calgary, Alberta

MLS # A2276027



**\$499,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Carrington             |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,515 sq.ft.           | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.04 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <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>   | Concrete, Vinyl Siding, Wood Frame                                | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |                   |    |
| <b>Inclusions:</b> | N/A   |                   |    |

Experience the perfect combination of comfort, style, and functionality in this beautifully maintained 1,500 sq. ft. corner unit. Featuring three spacious bedrooms and 2.5 bathrooms, this home is thoughtfully designed for modern living while exuding timeless charm. Step inside to an inviting open-concept main floor, where natural light streams through large windows, creating a bright and airy atmosphere. The seamless connection between the living, dining, and kitchen areas makes it ideal for entertaining or enjoying cozy evenings at home. The kitchen offers generous counter space and ample cabinetry—perfect for culinary enthusiasts. Upstairs, discover a versatile bonus room that can serve as a family lounge, playroom, or home office, tailored to your lifestyle. The primary suite provides a private retreat with an ensuite bathroom and a spacious closet, while two additional bedrooms ensure comfort for family or guests. The basement offers abundant storage and potential for future development, giving you flexibility without compromise. Outside, the attached rear double garage provides convenient parking and extra storage. Best of all—NO condo fees! Enjoy full ownership and the freedom to personalize your home without restrictions. Located in a desirable neighborhood, this property blends convenience, community, and charm. Don't miss out—schedule your viewing today and start living the lifestyle you've been looking for!