



GRASSROOTS
REALTY GROUP

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

1481 148 Avenue NW
Calgary, Alberta

MLS # A2276526



\$479,999

Division:	Carrington		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,395 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	N/A
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This stunning home offers over 1,500 sq. ft. of living space and is move-in ready with NO condo fees! It's located in a prime area with easy access to shopping, dining, and major highways like the Ring Road. Whether you're headed to the west or east side of Calgary, you'll be just 20 to 30 minutes away. Upon entering, you'll be greeted by a spacious foyer that leads to a generous dining area, perfect for hosting large gatherings. The open-concept design creates a warm and inviting atmosphere throughout the main floor. The kitchen is a true standout, featuring modern cabinets, upgraded stainless steel appliances including a gas stove, quartz countertops, and luxury vinyl plank flooring for a sleek and polished look. The cozy living room is an ideal space for family time. Upstairs, you'll find two bright bedrooms, a 3-piece bathroom, and a large master bedroom complete with a 4-piece en suite. The upper level also includes the in suite laundry for added convenience. The basement is ready for your personal touch, offering the potential for additional living space. An attached double-car garage adds extra value, and enhances the home's charm. Don't miss out on this incredible opportunity. Schedule your showing today before it's gone!