



GRASSROOTS
REALTY GROUP

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1170 148 Avenue NW
Calgary, Alberta

MLS # A2276816



\$495,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

BRAND NEW | NO CONDO FEES | 3 BED | 2.5 BATH | DOUBLE GARAGE | SOLAR PANELS | FACING FUTURE SCHOOL Stunning brand-new 2-storey townhome in Carrington NW with no condo fees! Features 3 bedrooms, 2.5 baths, triple-pane windows, front porch, and double attached garage. Bright open-concept main floor with Vinyl flooring, quartz kitchen with gas stove & stainless steel appliances, plus a half bath. Upstairs offers a primary suite with a walk-in closet & ensuite, two bedrooms, a full bath, laundry, and a balcony. Unfinished basement with rough-ins, 200-amp panel, EV charging rough-in, and solar panels. Close to parks, shopping, and major routes—modern living with no condo fees!