



GRASSROOTS
REALTY GROUP

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1190 148 Avenue NW
Calgary, Alberta

MLS # A2277102



\$480,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,448 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

You are invited to view this Never occupied, absolutely Brand New and Freehold (No Condo Fee) Townhome equipped with Solar Panels that has it all- Front Porch, very practical layout of the living, dining and kitchen as large as some detached homes, a large mudroom with inbuilt shelves and coat hooks leading to a large powder room and the best of all- A double attached Garage adding much needed convenience over the winters to come. Upstairs: Owner's suite that consists of a large bedroom with attached balcony, a true walk-in closet and a 4 pc ensuite. There are two more Bedrooms that can all fit king sized bed, another common 4 pc bath and a must have 2nd level laundry. The home is sunlit all day due to the exposure and the evergreen finishes. There's a fence across the back alley separating the rear lane from the homes behind, for a nice clean access to the garage. Come and check it out today!