



**GRASSROOTS**  
REALTY GROUP

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1465 148 Avenue NW  
Calgary, Alberta

MLS # A2285486



**\$519,000**

**Division:** Carrington

**Type:** Residential/Four Plex

**Style:** 2 Storey

**Size:** 1,443 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, Rectangular Lot, Street Lighting

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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>	See Remarks		
<b>Inclusions:</b>	None		

Welcome to this Upgraded 3-bedroom, 2.5-bathroom townhome with NO CONDO FEES! Nestled in the serene community of Carrington North West, Calgary. This 1443.22 sqft home provides excellent living for those seeking a modern and well-designed home. The main floor features a large living area, a dining area, and a large kitchen equipped with modern appliances and storage. The upper level boasts a spacious primary bedroom with a walk-in closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the second floor. This townhome has an attached double-car garage. The basement is unfinished however it is an excellent space for an extra family room. This stunning home is a MUST-SEE! Don't miss out. BOOK YOUR VIEWING TODAY!