



1383 148 Avenue NW
Calgary, Alberta

MLS # A2295744



\$479,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

PRICE IMPROVEMENT Well-pampered Home - in Carrington, Prime NW Calgary and built by a reputable builder; interior space measures over 2007 sq feet which includes about 1516 sq ft of living space, luxury vinyl plank & functional floor plan. This is not a condo (has NO CONDO FEES) and is also the biggest unit on the block, well-lit with extra windows ! Built about 4 years ago – and for sale by first & only owner with over \$25,000 in upgrades. This home still has some “active” new home warranty which will be transferred to next owner. Brand new roof also installed last year (just few months ago). Prime Location – within 10 minutes walking radius of numerous shopping centers, bus stops, walking paths, parks, amenities and more. Very decent home - cozy concrete front porch, bright, lots of light, open floor plan with spacious living & dining area. Upgraded kitchen - includes quartz counter-top, generous cabinetry space, substantial lightings, generous island with seating accommodation for bar stools. Decent Sized Rooms & Baths - primary bedroom also features a walk-in closet with lots of closet space and a generous 4 pc ensuite bath with double vanity. This home also includes a bonus living area on the upper level. Other Features include – basement space, cozy front porch, attached heating 2 car garage, in-unit laundry and dedicated storage unit. The about 500 sq ft of undeveloped basement with rough-ins can be fully developed for your extra comfort or just used as an extra cozy work space or bonus area in the house. Great Amenities around - basketball court, tennis court, extensive bike paths, parks, public transportation, gorgeous scenery etc. Few mins away from Shaganappi Trail, Stoney Trail, No Frills, Gyms and lots of choice locations. For Sale - by the first and only owner and is well taken care of, just

waiting for the next owner. Book your showing today and explore this beauty.