



1148 140 Avenue NW  
Calgary, Alberta

MLS # A2299924



**\$490,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** none

\*\*\* PRICE REDUCED\*\*\*CORNER UNIT\*\*\* Nestled in a serene and family-friendly neighbourhood, this stunning 3-bedroom, 2.5-bathroom townhouse offers the perfect blend of comfort and convenience. Situated just minutes away from shopping, schools, parks, and other essential amenities, this home is an ideal choice for anyone seeking a peaceful retreat without sacrificing proximity to everyday necessities. The home features a fully developed basement with a massive recreational room, smart lights providing endless possibilities for entertainment, a home theater, or additional living space. The spacious kitchen boasts beautiful quartz countertops, offering a modern and sleek aesthetic that will make cooking and hosting a delight. The open-concept design flows effortlessly from room to room, allowing natural light to fill the home and highlight its charming features. The townhouse also offers a private balcony, perfect for enjoying the outdoors and relaxing in your own space. The double attached garage with brand NEW GARAGE OPENER ensures plenty of storage and convenient parking. Upstairs, the three generously sized bedrooms provide a restful retreat, including a master suite with its own en-suite bathroom for added privacy. The additional 1.5 bathrooms are perfect for family or guest use, making the home both functional and comfortable. This corner unit townhouse is an exceptional opportunity to live in a peaceful community with easy access to all the amenities you need. Whether you're looking to entertain in the expansive rec room or enjoy the quiet surroundings, this home offers everything you need for a modern and comfortable lifestyle.