

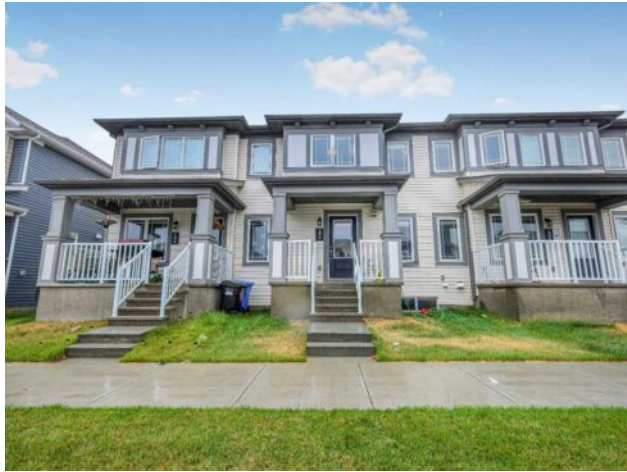


**GRASSROOTS**  
REALTY GROUP

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1470 148 Avenue NW  
Calgary, Alberta

MLS # A2307353



**\$449,999**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** NA

Welcome to this Extraordinary 3-bedroom, 2.5-bathroom townhome with NO CONDO FEES! Nestled in the serene community of Carrington North West, Calgary. This 1,434 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 a pantry for all your storage needs. 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 property is currently tenanted and the tenant lease expires 31st May 2026. This picture was taken Months ago. The structure of the property remain the same. This stunning home is a MUST-SEE! miss out. BOOK YOUR VIEWING TODAY!