



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1207 140 Avenue NW
Calgary, Alberta

MLS # A2327152



\$519,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,486 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this chic and contemporary ****No-condo-fee townhouse**** ideally located in the most vibrant community of Carrington NW, Calgary, overlooking Carrington Plaza and just steps from everyday amenities with quick access to Stoney Trail. The main floor features a bright, open-concept layout enhanced by durable laminate flooring and a large picture window that fills the space with natural light. The modern kitchen is beautifully appointed with sleek cabinetry, built-in stainless-steel appliances, quartz countertops, and a spacious island—perfect for both casual dining and entertaining. Enjoy meals in the open dining area or step out onto the upper balcony for summer BBQs and outdoor relaxation. Upstairs, you’ll find a versatile bonus room—ideal for a home office, media space, or fitness area. The primary suite offers a peaceful retreat with a walk-in closet and a well-appointed 4-piece ensuite. Two additional generously sized bedrooms share another full 4-piece bathroom, and the convenience of upper-floor laundry completes this level. The versatile unfinished basement awaits your personal touch of excellence. An attached double garage provides ample parking and storage. Located in a vibrant, family-friendly neighborhood, this home is within walking distance to parks, a playground, and a skate park, making it ideal for families. With its prime location, thoughtful layout, and modern finishes, this home truly offers the perfect balance of comfort and convenience. Book your private showing today. If you want, I can also create a shorter MLS version or a more high-impact luxury-style version.