

**1481 148 Avenue NW**  
**Calgary, Alberta**

**MLS # A2293224**



**\$449,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,381 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>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the northwest Calgary community of Carrington, this move in ready, three bedroom, two and a half bathroom home with a double attached garage offers a comfortable layout and immediate possession. The main floor features an open kitchen with quartz counters, a large island, plenty of cabinet storage and a pantry. Fresh paint throughout and recently cleaned carpets make the home ready to move into. A front porch and private south facing upper deck provide welcoming outdoor spaces to enjoy. Carrington is a thoughtfully planned northwest community with roughly eighteen acres of parks and pathways throughout the neighbourhood including playgrounds, open green spaces, a community skate park, and a central pond area with walking paths and seating. Residents can enjoy easy access to walking and cycling pathways that connect throughout the community, making it easy to get outdoors and explore the surrounding parks and green spaces. Shopping, groceries, and everyday amenities are nearby along Centre Street and Country Hills Boulevard, while Calgary Transit bus service is available within the community with convenient access to major routes including Stoney Trail and Deerfoot Trail.