

1482 148 Avenue NW
Calgary, Alberta

MLS # A2343243



\$450,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: none

NO CONDO FEES | DOUBLE GARAGE | AIR CONDITIONING | 3 BED | 3 BATH | Why pay condo fees when you can have it all without them? Welcome to 1482 148 Avenue NW in the popular community of Carrington! This stylish and move-in-ready home offers 3 bedrooms, 3 bathrooms, a DOUBLE GARAGE and CENTRAL AIR CONDITIONING. Step inside to a bright, open-concept main floor featuring durable VINYL PLANK FLOORING, upgraded lighting and plenty of natural light. At the heart of the home is the modern kitchen, showcasing GLEAMING WHITE CABINETRY, STAINLESS STEEL APPLIANCES and a GAS STOVE. With plenty of cabinet and counter space, the kitchen flows seamlessly into the dining and living areas, creating an inviting layout perfect for everyday living and entertaining. Just off the DOUBLE GARAGE is a HANDY MUDROOM, providing a convenient everyday entrance with space to keep shoes, coats and outdoor gear organized — a great feature for busy families. Upstairs you'll find 3 well-sized bedrooms, including a spacious primary retreat with its own private ensuite. Two additional bedrooms and a full bathroom provide plenty of room for kids, guests or a home office. The DOUBLE GARAGE provides secure parking and additional storage, while CENTRAL AIR CONDITIONING keeps the home comfortable throughout Calgary's warmer summer months. The unfinished basement awaits your creative touch, with room for a future 4 th bathroom, 4th bedroom or a family room. Carrington is a vibrant and growing NW Calgary community offering parks, playgrounds, walking and biking pathways and plenty of green space. Shopping, restaurants, grocery stores and everyday services are all close by, while quick access to Stoney Trail makes commuting throughout Calgary easy. NO CONDO FEES, a DOUBLE GARAGE, A/C, a beautiful

modern kitchen and a fantastic Carrington location — this is an excellent opportunity to own a move-in-ready home in one of NW Calgary's popular communities!