

**995 148 Avenue NW  
Calgary, Alberta**

**MLS # A2223620**



**\$559,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2025 (0 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, Views, Waterfront, Wetlands		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

**BRAND NEW | NO CONDO FEE | POND VIEWS | 3 BEDROOMS | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | UPGRADED FINISHES** | Welcome to this NEW beautifully designed 2-storey NO CONDO FEE townhome in the sought-after community of Carrington in NW Calgary! Offering a front porch ,3 spacious bedrooms, 2.5 bathrooms, Triple Glazed Windows,Wireless light control switches, black hardware package, upgraded finshes package and a double attached garage with unfinished basement, this home is perfect for families and professionals alike. Step inside to a bright, open-concept main floor featuring stylish LVP flooring throughout. The modern kitchen is equipped with quartz countertops, upgraded cabinets, stainless steel appliances, and a generous dining area, perfect for entertaining. A cozy living room and convenient half bath complete the space.This floor comes with abundant and unobstructed views of the pond at front of the home. Upstairs, you'll find a generous sized primary bedroom with a upgraded walk in shower in ensuite and a walk in closet, mornings are better when you wake up to pond views through the windows, two additional well-sized bedrooms, a second full bathroom, and a large balcony&mdash;ideal for relaxing with your morning coffee. The unfinished basement comes with plumbing rough ins for potential future development.This home also comes with comes with a 200-amp panel, EV charging rough in, and solar panel rough-in.Nestled in a family-friendly community, this home is short distance from shopping, ponds and Highway. Enjoy the charming front porch with the pond views while sipping morning tea, an upper-floor laundry area, and the convenience of NO condo fees! Don&rsquo;t miss out&mdash;schedule your showing today!