

**1335 148 Avenue NW
Calgary, Alberta**

MLS # A2248932



\$516,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

NO CONDO FEES | 3 BEDROOMS | 2.5 BATHS | DOUBLE ATTACHED GARAGE | SOUTH BALCONY | UPGRADED FINISHES

Welcome to this beautifully designed 2-storey fourplex in the highly desirable community of Carrington, NW Calgary! With no condo fees, modern upgrades, and a thoughtful layout, this home is perfect for families, professionals, or investors seeking a move-in-ready property in one of Calgary's fastest-growing communities. The main floor offers a bright and open floor plan with luxury vinyl plank flooring, a spacious living area filled with natural light from triple-pane windows, and a chef-inspired kitchen complete with quartz countertops, upgraded cabinetry, tile backsplash, stainless steel appliances, and a large central island with seating. A generous dining area provides the perfect space for family meals and entertaining, while a convenient half bath completes this level. Upstairs, the primary retreat features a walk-in closet, an upgraded 4-piece ensuite, and direct access to a private south-facing balcony where you can enjoy sunshine all day. Two additional well-sized bedrooms, a second full bathroom, and upper-floor laundry provide comfort and convenience for the whole family. The lower level includes an unfinished basement with rough-ins, ready for your future development, along with a double attached garage for secure parking and additional storage. Outside, you'll love the inviting front porch and the prime location within a family-friendly community surrounded by walking paths, parks, and playgrounds, with nearby shopping, schools, and easy access to Stoney Trail and Deerfoot Trail. With future LRT expansion planned and ongoing community growth, Carrington offers not only a vibrant lifestyle but also a smart long-term investment. Whether you are a first-time buyer, a growing family, or an investor looking for a

high-demand property, this home truly checks all the boxes. Book your private showing today and make Carrington your new address!