

**1383 148 Avenue NW  
Calgary, Alberta**

**MLS # A2238623**



# \$520,000

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

\*\*\*Step into comfort and style with this 1,500 sqft. well-maintained 3-bedroom, 2.5-bathroom corner unit that offers the perfect blend of function and charm. The open concept living area welcomes you with natural light and seamless flow, ideal for entertaining guests or quiet evenings at home. Upstairs, you'll find a spacious common room which provides a flexible area for a family lounge, playroom, or home office. Downstairs, you'll find generous space in the basement, giving you room to keep things organized without compromise or upgrading to a live-in space. The attached rear double garage adds convenient parking and additional storage. Best of all? No condo fees, giving you full ownership and freedom. This gem (home) won't last long—it is designed for modern living and located in a desirable neighborhood. Ready to make your move? ???. Come check it out!!!