

995 148 Avenue NW  
Calgary, Alberta

MLS # A2223620



\$559,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Views, Waterfront, Wetlands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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!