1154 148 Avenue NW

Calgary | Active | MLS® A2358717

$580,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2024**	**1,390.7 sq. ft.**

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Listed by CIR Realty

A closer look

WELCOME TO A BEAUTIFULLY DESIGNED HOME OFFERING SOLAR PANELS, A POND WITH SCENIC WALKING PATHWAYS NEARBY, AND A FUTURE SCHOOL SITE DIRECTLY IN FRONT OF THE PROPERTY! Offering approximately 1,391 SQ. FT. OF ABOVE-GRADE LIVING SPACE, this inviting TWO-STOREY HOME features 3 BEDROOMS, 2.5 BATHROOMS, A DOUBLE ATTACHED GARAGE, UPPER-FLOOR LAUNDRY, A SPACIOUS BALCONY, AND AN UNFINISHED BASEMENT WITH EXCELLENT FUTURE POTENTIAL. Thoughtfully designed for modern family living, this property combines comfort, functionality, energy-conscious features, and an appealing location that makes everyday life more enjoyable. Step inside through the welcoming entrance and discover a thoughtfully arranged main floor designed for both everyday living and entertaining. The INVITING LIVING ROOM offers a comfortable setting to relax, welcome guests, or spend quality time with family. The well-planned layout connects the living space with the kitchen and dining areas, creating a warm and welcoming atmosphere for family gatherings and special occasions. At the heart of the home is the SPACIOUS KITCHEN WITH EATING AREA, offering a functional and inviting space for meal preparation, casual dining, and everyday activities. The adjoining DEDICATED DINING AREA provides additional room for family dinners, entertaining friends, and celebrating memorable occasions. A convenient 2-PIECE POWDER ROOM and practical MAIN-FLOOR MUDROOM complete this level, providing valuable everyday convenience and helping keep household routines organized. Upstairs, discover THREE COMFORTABLE BEDROOMS, thoughtfully arranged to provide privacy and relaxation away from the main living areas. The highlight is the GENEROUSLY SIZED PRIMARY BEDROOM RETREAT, offering a peaceful place to unwind at the end of the day. This spacious bedroom features a WALK-IN CLOSET AND PRIVATE 4-PIECE ENSUITE, providing the comfort and functionality homeowners appreciate. Two additional bedrooms offer versatile accommodations for children, guests, or a dedicated home office. A second FULL 4-PIECE BATHROOM serves the upper level, while the convenience of UPPER-FLOOR LAUNDRY makes daily household chores easier by keeping laundry close to the bedrooms. Another appealing feature is the SPACIOUS BALCONY, providing a wonderful extension of the home's living space. The UNFINISHED BASEMENT provides valuable storage today and exciting opportunities for future customization. Completing this wonderful property is the DOUBLE ATTACHED GARAGE, offering convenient parking, protection from Calgary's changing weather, and additional space for vehicles and storage. Located in the growing community of CARRINGTON, this home offers a desirable setting with a POND AND SCENIC WALKING PATHWAYS BESIDE THE PROPERTY, plus a FUTURE SCHOOL SITE DIRECTLY IN FRONT. Enjoy convenient access to nearby shopping, restaurants, grocery stores, and everyday services. BOOK YOUR PRIVATE SHOWING TODAY AND DISCOVER EVERYTHING THIS PROPERTY HAS TO OFFER!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358717
Bedrooms	3
Bathrooms	3
Year Built	2024

Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,390.7 sq. ft.
Main Level Finished Area:	550 sq. ft.
Upper Level Finished Area:	835.7 sq. ft.
Below Grade Finished Area:	499 sq. ft.
Lot Area:	1,302 sq. ft.
Lot Frontage:	6'1"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	2410545
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Mud Room · 6'8" × 3'4" ·
Main Floor	Living Room · 11'11" × 9'5" ·
Main Floor	Kitchen With Eating Area · 12'10" × 11'1" ·

Main Floor	Dining Room · 12'11" × 9'4" ·
Main Floor	Entrance · 6'5" × 4'6" ·
Upper Level	Balcony · 13'8" × 9'3" ·
Upper Level	Bedroom · 9'6" × 9'5" ·
Upper Level	Bedroom · 11'7" × 9'3" ·
Upper Level	Laundry · 5'8" × 3'3" ·
Upper Level	Walk-In Closet · 5'8" × 4'11" ·
Upper Level	Bedroom - Primary · 15'2" × 13'5" ·
Basement	Furnace/Utility Room · 10'10" × 6'4" ·
Basement	Flex Space · 25'6" × 18'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1154-148-avenue-nw-calgary-a2358717/

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