1207 140 Avenue NW

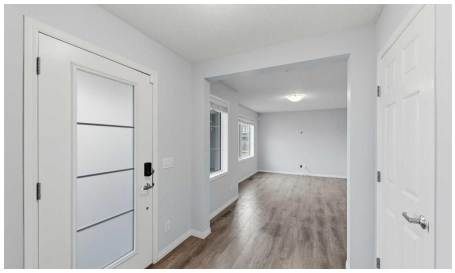
Calgary | Active | MLS® A2359002

$419,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2018**	**1,501.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 1207 140 Avenue NW in the vibrant community of Carrington! This beautifully maintained home offers the perfect blend of style, space, and convenience with NO CONDO FEES! Featuring 3 bedrooms, 2.5 bathrooms, CENTRAL A/C and a double attached garage, this home is sure to impress. The bright, open-concept main floor features a spacious living room, a modern kitchen with spacious countertops, stainless steel appliances, ample cabinetry, and a large island complemented by a beautiful picture window. The adjoining dining area and convenient 2-piece bathroom complete this inviting space.
Upstairs, discover a spacious primary retreat with a walk-in closet and private 4-piece ensuite, two additional bedrooms, a full bathroom. Enjoy year-round comfort with central air conditioning and take advantage of the private balcony with a gas BBQ hookup, perfect for summer evenings. The unfinished basement offers plenty of potential to create additional living space tailored to your needs.

Location, location, location! Overlooking Carrington Plaza, you're just steps from everyday conveniences, shopping, and restaurants, with parks, playgrounds, walking paths, and recreational amenities nearby. Easy access to Stoney Trail makes commuting around Calgary a breeze. Whether you're a first-time buyer, growing family, or investor, this fantastic home checks all the boxes. Don't miss your chance to make Carrington home-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359002
Bedrooms	3
Bathrooms	3
Year Built	2018
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:	1,501.46 sq. ft.
Main Level Finished Area:	686.69 sq. ft.
Upper Level Finished Area:	814.77 sq. ft.
Below Grade Finished Area:	629.73 sq. ft.
Lot Area:	2,497 sq. ft.
Lot Frontage:	46'5"
Front Exposure:	Northeast
Entry Level:	0
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
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:	1810797
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Other

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'10" × 9'1" ·
Main Floor	Kitchen · 9'3" × 9'1" ·
Main Floor	Living Room · 17'2" × 11'1" ·
Upper Level	Bedroom · 12' × 11'10" ·
Upper Level	Bedroom · 10'4" × 10'4" ·
Upper Level	Bedroom - Primary · 13'11" × 11'4" ·
Basement	Storage · 32'9" × 26'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths

Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Few Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1207-140-avenue-nw-calgary-a2359002/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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