

# \$535,000 - 1311 148 Avenue Nw, Calgary

MLS® #A2254558

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,517 sqft  
Residential on 0.05 Acres

Carrington, Calgary, Alberta

BEST LOCATION | NO CONDO FEES |  
MODERN DESIGN | FULLY FINISHED |  
DOUBLE GARAGE | BONUS ROOM

Immaculately maintained and move-in ready, this bright and open 2-storey townhouse sits in the heart of vibrant Carrington – a community known for parks, pathways, and convenience. Step inside to discover a modern open-concept design featuring an oversized front foyer, a spacious great room with large north-facing windows, and a generous dining area. The chef-inspired kitchen is a true highlight with upgraded cabinetry, quartz counters, a flush eating bar, custom tile backsplash, high-end stainless steel appliances, an OTR microwave, and an under-mount sink – perfect for cooking and entertaining alike. Upstairs offers three comfortable bedrooms, including a primary retreat with a walk-in closet and a private 4-piece ensuite, a bonus room, plus a full bath and plush carpet for comfort. All main areas are finished in luxury vinyl plank flooring for durability and style. The fully finished basement expands your living space with a large family room and extra storage. Outside, enjoy your inviting front porch, a 20' x 19' double attached garage with additional parking pad, and a prime location close to parks, playgrounds, schools, shopping, and quick access to Stoney & Deerfoot Trails. With the planned future LRT extension and continued community growth, Carrington is both a lifestyle and a smart long-term investment.



## 1311 148 AVENUE NW

REIC MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 547.33 Sq Ft / 50.85 m<sup>2</sup>

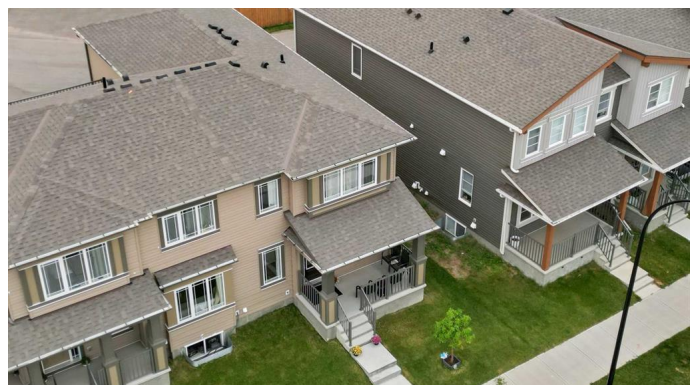
UPPER LEVEL (AG) - 970.00 Sq Ft / 90.11 m<sup>2</sup>

TOTAL ABOVE GRADE RMS SIZE - 1517.33 Sq Ft / 140.96 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 416.37 Sq Ft / 38.68 m<sup>2</sup>

BASEMENT UNDEVELOPED AREA (BG) - 130.97 Sq Ft / 12.17 m<sup>2</sup>

TOTAL AG/BG AREA - 2064.67 Sq Ft / 191.81 m<sup>2</sup>



Whether you’re a first-time buyer, growing family, or investor, this home truly checks all the boxes. Don’t miss out”book your private showing today!

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254558      |
| Price          | \$535,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,517         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 1311 148 Avenue Nw |
| Subdivision | Carrington         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1W2            |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Parking                                                      |
| Parking Spaces | 2                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2                                                            |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows, Walk-In |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
|              | Closet(s)                                                                                     |
| Appliances   | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating      | High Efficiency, Forced Air, Natural Gas                                                      |
| Cooling      | None                                                                                          |
| Has Basement | Yes                                                                                           |
| Basement     | Finished, Full                                                                                |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | DC                  |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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