

\$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 m²

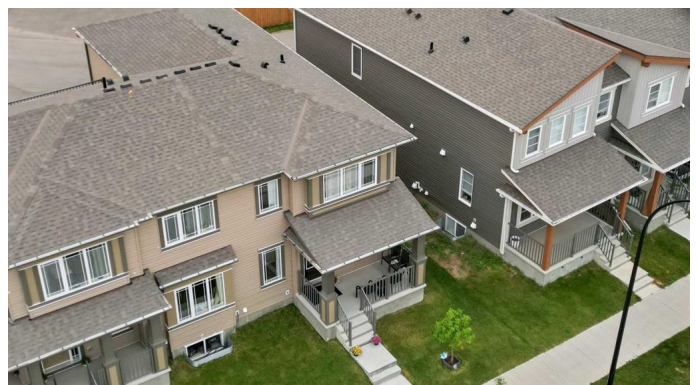
UPPER LEVEL (AG) - 970.00 Sq Ft / 90.11 m²

TOTAL ABOVE GRADE RMS SIZE - 1517.33 Sq Ft / 140.96 m²

BASEMENT DEVELOPED AREA (BG) - 416.37 Sq Ft / 38.68 m²

BASEMENT UNDEVELOPED AREA (BG) - 130.97 Sq Ft / 12.17 m²

TOTAL AG/BG AREA - 2064.67 Sq Ft / 191.81 m²



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	6
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.