

\$569,900 - 244 142 Avenue Nw, Calgary

MLS® #A2112926

\$569,900

3 Bedroom, 3.00 Bathroom, 1,384 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

Welcome to this immaculate 2023-built (NO CONDO FEES) END UNIT TOWNHOME nestled in the prestigious Carrington NW community. With its meticulous upgrades and professional décor, this residence EXUDES THE CHARM AND ELEGANCE OF A SHOW HOME, ready for you to make it your own. From the moment you step inside, you'll be greeted by soaring 9'™ CEILINGS, The CHEF-INSPIRED KITCHEN beckons with its gleaming quartz countertops, full-height cabinets, and a suite of premium SS appliances, including a GAS STOVE, WATER/ICE FRIDGE AND BUILT-IN MICROWAVE. Entertain guests in style in the spacious living area, where NATURAL LIGHT POURS in through LARGE WINDOWS, creating an inviting ambiance. The adjacent dining space sets the stage for memorable gatherings, while a thoughtfully designed WORK/STUDY STATION adds practicality to the main level. UPSTAIRS, discover a sanctuary of relaxation in the oversized Master Bedroom, complete with a walk-in closet and a luxurious 3pc ensuite bath. Two additional generously sized bedrooms offer flexibility for family members or overnight guests, while a convenient full-size laundry room and main 4pc bathroom adds to the home's functionality. VENTURE DOWNSTAIRS to the PARTIALLY FINISHED BASEMENT, WHERE A SEPARATE SIDE ENTRANCE presents endless possibilities for future development including added extra living space for your



family or a LUCRATIVE BASEMENT RENTAL OPPORTUNITY. OUTSIDE, the FULLY LANDSCAPED & FENCED BACKYARD beckons with its low-maintenance design, featuring a sprawling concrete patio and serene black rundle rocks. Behind the fence, a gravel PARKING PAD awaits, providing ample space for two cars or the potential for a future double-car garage. For your peace of mind, the home comes with ALBERTA NEW HOME WARRANTY supplied by the builder. CONVENIENCE IS KEY IN THIS PRIME LOCATION, with transit stops, a future commercial plaza, parks, playgrounds, and the recently built No Frills grocery store plaza all just steps away. Plus, enjoy easy access to YYC Airport, Cross Iron Mills, major highways, and downtown Calgary, all within a short drive. Whether you're a discerning first-time buyer looking to step into homeownership or a savvy investor seeking a lucrative opportunity, THIS HOME CHECKS ALL THE BOXES. Don't miss your chance to experience the lifestyle you deserve – schedule your private viewing today and let your journey to homeownership begin. 3D/Virtual tour available.

Built in 2023

Essential Information

MLS® #	A2112926
Price	\$569,900
Sold Price	\$578,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.06
Year Built	2023
Type	Residential

Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	244 142 Avenue Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V7

Amenities

Parking Spaces	2
Parking	Alley Access, Gravel Driveway, Parking Pad, Rear Drive

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 8th, 2024
Days on Market	1
Zoning	M-G

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.