

# \$534,999 - 1124 140 Avenue Nw, Calgary

MLS® #A2205590

**\$534,999**

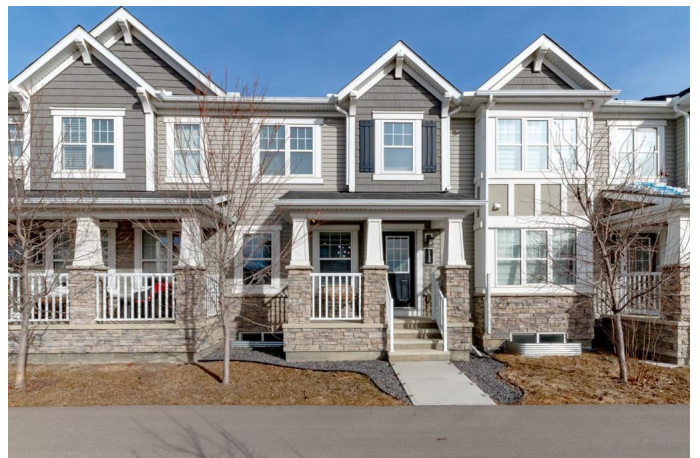
3 Bedroom, 3.00 Bathroom, 1,450 sqft  
Residential on 0.03 Acres

Carrington, Calgary, Alberta

**SIGNIFICANT PRICE DROP!.....**Welcome to this stunning, **NO CONDO FEE, FULLY UPGRADED** 3-bedroom, 2.5-bathroom townhome, offering 1,450 sq. ft. of thoughtfully designed living space in the sought-after community of Carrington NW, Calgary. Boasting luxury finishes, a spacious **LAYOUT**, and a **DOUBLE ATTACHED GARAGE**, this home is perfect for families, professionals, or investors seeking modern comfort and convenience.

Step inside to discover a bright and **OPEN-CONCEPT** main floor, featuring upgraded **HARDWOOD** flooring, designer **LIGHTING**, and expansive windows that flood the space with **NATURAL** light. The gourmet kitchen is a true showstopper, complete with **UPGRADED** cabinetry, premium stainless steel appliances, and a stunning upgraded **QUARTZ** island with seating—perfect for entertaining. The adjacent dining and living areas offer a warm and inviting atmosphere, while a stylish half-bathroom with **UPGRADED** tiles completes the main level.

Upstairs, the spacious primary suite provides a **WALK-IN** closet and a **SPA-like ENSUITE**, offering a serene retreat. Two additional generously sized bedrooms provide ample space for family, guests, or a home office. A **BONUS ROOM** adds valuable extra living space and leads to a **PRIVATE BALCONY**, perfect for unwinding. The upper level is completed with a full bathroom and a convenient laundry area for added



functionality.

The double attached garage ensures secure parking and additional storage, while the unfinished basement, complete with a washroom rough-in, offers endless possibilities for future development.

Nestled in one of Calgary's most desirable communities, this home is just minutes from parks, playgrounds, pathways, shopping, dining, and top-rated schools. With quick access to Stoney Trail and major roadways, commuting is effortless.

Don't miss out on this fully upgraded, move-in-ready townhome in Carrington NW! Contact today to schedule a private viewing.

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205590      |
| Price          | \$534,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,450         |
| Acres          | 0.03          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1124 140 Avenue Nw |
| Subdivision | Carrington         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 0Y9            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 16               |
| Zoning         | DC               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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.