

1300 148 Avenue NW  
Calgary, Alberta

MLS # A2291324



**\$491,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Builders Appliance Package

The Brinkley Prairie offers 1,489 in Carrington, priced at \$491,990. The Brinkley's open and spacious living area is thoughtfully designed with mudroom and powder rooms tucked to the side. The unique, U-shaped kitchen includes a breakfast and conversation bar that seats 4. The light-filled great room is ideal for both entertaining and quiet nights at home. Upstairs, enjoy your primary bedroom with a walk-in closet, ensuite and large windows overlooking a private balcony. Bedrooms 2 and 3 also feature large windows. In Southwind's, you can enjoy access to amenities including planned schools, parks and future recreational center that will surely complement your lifestyle!