# \$569,900 - 1254 Carrington Boulevard Nw, Calgary

MLS® #A2210069

#### \$569,900

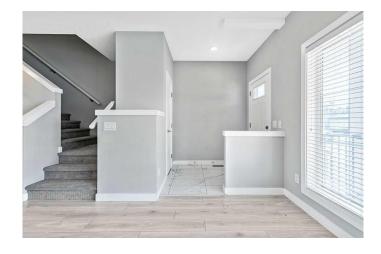
3 Bedroom, 3.00 Bathroom, 1,524 sqft Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to 1254 Carrington Blvd. This End unit Townhome style property is in fantastic condition. With an open floor plan with light cabinets and modern finishing's the home is bright and spacious. The 9' ceilings offer a feeling of space while allowing for larger windows and plenty of natural sunlight. Neutral easy to maintain flooring through the main and upper levels with carpet only on the stairs. Featuring 3 large bedrooms and 2 & 1/2 half bathrooms including a primary bathroom with a large stand up fully tiled shower and raised vanity with double sinks. The unfinished basement is large and bright also with 9' ceilings and features a great layout for future development. Being an end unit becomes quite beneficial here with only 1 common wall and plenty of side yard with the reverse pie shaped lot. Although this property is only a few years old the yard is mostly fenced and features full landscaping including a concrete parking pad for a future garage (Conduit in place for electrical) as well as a wonderful large deck space. This property is located within one of the fastest growing communities in North Calgary and close to desirable amenities. If you are looking for Single Family living without the high price tag, come and see the value this townhome style property offers. You will be glad you did.







Built in 2019

#### **Essential Information**

MLS® # A2210069 Price \$569,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,524 Acres 0.08 Year Built 2019

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

### **Community Information**

Address 1254 Carrington Boulevard Nw

Subdivision Carrington
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1M2

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features None

Lot Description Back Lane, Irregular Lot, Level

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 77

Zoning R-2M

## **Listing Details**

Listing Office RE/MAX iRealty Innovations

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.