



GRASSROOTS
REALTY GROUP

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1526 Carrington Boulevard NW
Calgary, Alberta

MLS # A2233539



\$505,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

STUNNING TOWNHOUSE WITH CENTRAL A/C, DOUBLE ATTACHED GARAGE & NO CONDO FEES!

Discover this incredible fully developed townhouse in the highly sought-after community of Carrington, where modern design meets comfort and convenience. Offering a Total of 1782 sq. ft of living space, Original Owners of this home features 3 bedrooms, 2.5 baths, a fully finished basement, Central Air Conditioning and a double attached garage—all with the added bonus of no condo fees! Step into a bright and spacious open-concept main floor designed for both functionality and style. The chef-inspired kitchen boasts quartz countertops, sleek stainless steel appliances, elegant pendant lighting, and ample cabinet space. The spacious family room is perfect for relaxation, complemented by the rich warmth of laminate hardwood flooring throughout. A convenient 2-piece powder room completes this level. Upstairs, the primary bedroom is a true retreat, featuring a 4-piece ensuite bath and access to a private balcony—perfect for your morning coffee. Two additional large bedrooms and another full 4-piece bath provide plenty of space for family or guests. For added convenience, laundry is also located on the second floor. The fully developed lower level offers a versatile bonus room, ideal for a home office, studio, gym, or additional entertainment space—tailor it to suit your lifestyle! Located in the vibrant community of Carrington, this home provides easy access to Stoney Trail, making commutes to downtown or weekend getaways to the mountains a breeze. Just steps away, you'll find a bustling plaza with No Frills, restaurants, parks, and more—everything you need is right at your fingertips! Don't miss this opportunity to own a modern, move-in-ready townhouse in one of Calgary's

most exciting up-and-coming neighborhoods. Book your showing today!