



GRASSROOTS
REALTY GROUP

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1526 Carrington Boulevard NW
Calgary, Alberta

MLS # A2239408



\$519,900

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

**** OPEN HOUSE this Sunday on July 20th at 2-4pm**** Welcome to the most walkable townhome WITH NO CONDO FEE in the vibrant community of Carrington! Within walking distance, you will find No Frills, McDonald's, coffee shops, restaurants, parks, and even a bus stop right in the front! This beautifully maintained 3 bedrooms and 2.5 bathrooms home with a fully developed basement offers over 1800 SQFT of total living space, combining convenience, functionality and style in a blend. Upon entering you will be impressed by an open-concept layout with beautiful wide vinyl plank flooring throughout the main level. There are big windows flooding the spacious Living room, the modern Kitchen and the Dining room with tons of natural light, which makes the main living space very welcoming. The modern Kitchen features quartz countertops, sleek stainless-steel appliances, double sinks, and ample cabinet storage space. Behind the Kitchen there is a beautiful 2-piece bathroom and more pantry space for your convenience. Additional highlights include central air conditioning for year-round comfort and a double attached garage with direct access to the main floor. Upstairs the spacious Primary Bedroom boasts a walk-in closet, a good-sized 4-piece Ensuite, and a private balcony which is perfect for morning coffee or evening retreats! The two secondary bedrooms are generously sized; each is equipped with large windows that are bright and cozy. A Laundry room and a 4-piece Bathroom on this level for added convenience and comfort for your family. The fully finished basement adds even more versatility with a large recreation room that could be an office or studio too. The move-in ready house is exceptional for growing family looking for a spacious and comfortable house to call home, or for investors exploring their opportunities in one of the fastest developing areas-

Carrington in Calgary. Contact your Realtor to schedule a viewing of this incredible home today!