



**GRASSROOTS**  
REALTY GROUP

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**1205 Carrington Boulevard NW**  
**Calgary, Alberta**

**MLS # A2244732**



**\$550,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Step into this stunning Truman-built townhouse offering over 1,500 sq. ft. of functional, stylish living space in the desirable and up-and-coming community of Carrington. Built in 2018, this well-maintained home features an open-concept floor plan, durable laminate flooring, and luxury end finishes throughout. The modern kitchen is a standout with quartz countertops, floor-to-ceiling cabinetry, and stainless steel appliances—ideal for both entertaining and everyday life. Oversized tall windows bathe the interior in natural light, enhancing the bright and airy atmosphere. Additional highlights include a new roof (2024), a landscaped yard, and an undeveloped basement offering endless potential for future customization. While there is no garage, the home comes complete with a concrete parking pad for your convenience. Perfectly located on a main road with transit access, this home offers unbeatable connectivity. Enjoy easy access to Stoney Trail and Deerfoot Trail, making commuting a breeze. Surrounded by greenspace, parks, and close to essential amenities like grocery stores, shopping centers, and recreation facilities, this location truly has it all. Whether you're a first-time homebuyer, investor, or looking to downsize without compromise, this Carrington gem delivers comfort, value, and lifestyle. Book your showing today!