



GRASSROOTS
REALTY GROUP

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**1648 Carrington Boulevard NW
Calgary, Alberta**

MLS # A2248753



\$549,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,475 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

****Open House: Sunday 1:00 - 3:30pm**** Best value in Carrington! This is the lowest-priced duplex currently listed or recently sold in the community, offering an incredible opportunity for first-time buyers or investors looking for a smart purchase in one of NW Calgary's most vibrant neighbourhoods. Lovingly maintained by its original owners, this home is turnkey and move-in ready. non-smoking, pet-free, and was not a rental home, making it a rare find in today's market. You'll appreciate how clean, cared for, and move-in ready it truly is. This beautifully maintained 3-bedroom, 2.5-bath home features a double attached garage, brand new roofing and siding, and best of all, NO CONDO FEES or HOA FEES. Saving you on the monthly costs, with more freedom, and less hassle. Inside, you'll find a warm, open-concept main floor with luxury vinyl plank flooring, quartz countertops, and a sleek electric fireplace. The west-facing front exposure provides lovely evening light, and the professional staging shows off how comfortable and functional the layout truly is. Upstairs offers a functional and well thought out layout: three bedrooms, a full 4-piece bathroom, upper-level laundry, and a private primary suite complete with a large walk-in closet and ensuite bath. The unfinished basement adds flexibility for future development. Located in family-friendly Carrington, close to parks, paths, playgrounds, and future commercial amenities, this home delivers on price, functionality, and long-term potential. No condo fees, no HOA fees, just smart homeownership!