



GRASSROOTS
REALTY GROUP

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68 Carrington Boulevard NW
Calgary, Alberta

MLS # A2264453



\$520,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,178 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

NO CONDO FEES, NO HOA FEES. Welcome to your dream home! This stunning 3-BEDROOM, 2.5-BATHROOM townhouse, built in 2019 by AVI HOMES, offers MODERN ELEGANCE. Enjoy an OPEN-CONCEPT MAIN FLOOR, SLEEK KITCHEN, and a PRIVATE YARD, all in a vibrant community with SHOPS, DAYCARES, and AMENITIES across the street. Minutes from STONEY TRAIL, GROCERY STORES, BANKS, and so much more this METICULOUSLY MAINTAINED gem is MOVE-IN READY and perfect for EFFORTLESS LIVING. Schedule a viewing today and seize this RARE OPPORTUNITY!