



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2040 Carrington Boulevard NW
Calgary, Alberta

MLS # A2275253



\$554,990

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,578 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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

Inclusions: N/A

**** WATCH 3D TOUR**** Welcome to this charming Brand new 2025 Built Semi Detached (Half Duplex) nestled in the Carrington community, this house enjoys an ideal location surrounded by a wealth of amenities. As you enter the house, you're greeted by a huge living room with big size windows and an outstanding view. Step inside to discover a warm and inviting atmosphere. The open-concept layout seamlessly connects the living room to the kitchen, making it an ideal space for gatherings and daily living. The kitchen is a chef's delight, featuring fully upgraded appliances. ELECTRIC Stove, MICROWAVE hood fan, Dishwasher and upgraded fridge and with sleek countertops, ample cabinetry, pantry and a convenient Island becomes a joyous experience. Besides that, Main floor has a Bedroom, and there is a 2pcs washroom on the main floor. Venture upstairs to discover a haven of comfort and privacy. The second floor encompasses three spacious bedrooms, providing plenty of room for family members or guests to unwind. The primary bedroom boasts a 4pc ensuite bathroom and has a big walk in closet additionally, there's another full 4pc bathroom and a convenient laundry which comes with Washer n dryer. The unfinished basement with separate entrance and has 9-foot ceiling and two big size windows offers a great space awaiting your future development. With easy access to major roadways, commuting to downtown or exploring neighboring areas is convenient and effortless. In summary, this house offers a perfect blend of modern comfort, convenience, and affordability, making it an ideal place to call home in the vibrant community of Carrington.