



GRASSROOTS
REALTY GROUP

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

**505, 14225 1 Street NW
Calgary, Alberta**

MLS # A2279839



\$459,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,675 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Rear | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Interior Lot, Private, Rectangular Lot, Street Lighting | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 332 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage | | |
| Inclusions: | Microwave Hood Fan, Garage Door Opener, Garage Door Remote, Central Air Conditioning | | |

Welcome to this beautifully upgraded townhome in the vibrant, family-friendly community of Carrington. Living here means you can grab your morning coffee at the nearby plaza, take a jog or bike ride on one of the many trail systems, or enjoy a quick commute downtown or out to the mountains on weekends. This thoughtfully designed four-bedroom, two-and-a-half-bathroom townhome offers 1,675 square feet of Air-Conditioned living space incorporating both modernized style and practicality. As you enter, you are greeted by a versatile main-floor bedroom that can serve as a private home office, fitness room, or guest suite. The attached & drywalled double garage not only provides secure parking it is complimented with a convenient water tap, perfect for keeping your car spotless year-round or rinsing off sports gear. Upstairs, the bright & spacious open-concept second level is ideal for entertaining and everyday living. Large windows fill the space with natural light, highlighting the stylish finishes and upgraded details throughout. The spacious kitchen is a chef's dream, featuring a central island with seating, upgraded quartz countertops, a premium stainless steel appliance package, and plenty of cabinetry and storage solutions. Adjacent to the kitchen is the generously sized dining area creating a warm, welcoming space to gather, perfect for hosting dinner parties with family and friends. Designed for both comfort and sophistication, the living room creates a gathering place to enjoy the latest film release or cheer on your team, then step out to the balcony which is an ideal spot to sip a glass of wine at sunset or enjoy a quiet morning coffee. Completing this level is the private 2-piece powder room. The upper level is thoughtfully designed to be a quiet retreat from the bustle of daily life, with three well-proportioned bedrooms that offer space for everyone. The spacious primary suite

feels like your own personal sanctuary, complete with a walk-in closet to keep life organized and a private four-piece spa-inspired ensuite where you can truly unwind. This is a place to recharge, whether that means cozying up with a book, getting ready for a night out, or simply taking a moment for yourself. Two additional bedrooms provide the flexibility to create a children's wing, a dedicated home office, or a guest room. The second full bathroom makes busy mornings smooth and stress-free, while the conveniently located laundry area keeps chores efficient and out of sight. Outside, residents of this well-managed complex enjoy a beautifully landscaped courtyard, plenty of visitor, street parking, and a welcoming community feel. Carrington has an increasing selection of shops, restaurants, and services just steps away, and plans for future schools and even an LRT stop. Whether you are a growing family, a busy professional, investor, or someone looking for a low-maintenance lifestyle with room to host and entertain, this townhome is the perfect blend of comfort, style, and community.