



GRASSROOTS
REALTY GROUP

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14235 1 Street NW
Calgary, Alberta

MLS # A2280567



\$475,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,639 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	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, Pantry, Quartz Counters, Storage		
Inclusions:	N/A		

Beautifully upgraded townhome located in the family-friendly community of Carrington NW. Enjoy the convenience of nearby shops, walking paths, and easy access to downtown and the mountains. This modern 4-bedroom, 2.5-bath home offers 1,639 sq ft of thoughtfully designed living space. The main-floor bedroom is extremely versatile and works perfectly as a home office, gym, or guest room. The attached double garage provides secure parking and seasonal storage. The bright, open-concept second level is perfect for both daily living and entertaining. Large windows bring in plenty of natural light, while the upgraded kitchen features quartz countertops, stainless steel appliances, and ample storage. The living area opens onto a private balcony, great for morning coffee or relaxing in the evening. Upstairs offers three well-sized bedrooms, including a spacious primary suite with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper-floor laundry add everyday convenience. The complex is well managed and features a landscaped courtyard with ample visitor and street parking. With growing amenities, future schools, and a planned LRT nearby, this is a fantastic option for families, professionals, or investors looking for a low-maintenance home in a growing community. Homes like this don't last long in Carrington, book your private showing today and secure this one before it's gone.