



GRASSROOTS
REALTY GROUP

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**1893 carrington Boulevard NW
Calgary, Alberta**

MLS # A2286967



\$495,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

NO CONDO FEES! Over 1442Sq. Ft. of Developed Living Space | Corner Unit | Large Balcony & Double Attached Garage+ Extra Parking Welcome to this beautifully designed 3-bedroom, 2.5-bathroom corner five-plex townhouse in the vibrant Carrington community—offering comfort, style, and the added bonus of no condo or HOA fees. As a desirable corner unit, this home is filled with natural light thanks to an abundance of large windows throughout. Step onto the inviting front porch and into a bright, open-concept main floor that seamlessly connects the living, dining, and kitchen areas—creating a spacious and welcoming atmosphere perfect for both everyday living and entertaining. The chef-inspired kitchen features stainless steel appliances, a big functional island, and generous counter space to meet all your culinary needs. Upstairs, the spacious primary bedroom serves as a private retreat, complete with a walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms and another full 3-piece bathroom provide plenty of space for family or guests. Step outside to enjoy the huge rear balcony—ideal for summer BBQs, relaxing evenings, or morning coffee. The basement offers 650 sq. ft. of undeveloped space, ready for your custom design and future expansion. The oversized attached double garage provides excellent storage and vehicle protection from winter snow and summer heat, plus there is extra parking outside—perfect for guests or additional vehicles. Ideally located in sought-after Carrington, you’ll enjoy easy access to schools, parks, shopping, and essential amenities. Don’t miss your opportunity to call 1893 Carrington Blvd NW home—this exceptional property won’t last long!

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