



**144 Carrington Boulevard NW
Calgary, Alberta**

MLS # A2295893



\$499,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully maintained 1,224 sq ft, 3-bedroom, 2.5-bath CONDO FEE-FREE townhouse in the highly convenient Carrington community. Just minutes from the Calgary International Airport, this former show home offers thoughtful upgrades and a functional layout that makes everyday living feel effortless and enjoyable. The bright open-concept main floor features an extended kitchen with abundant cabinetry, a spacious dining area, and a living room that opens directly to the patio—ideal for morning coffee or summer BBQs with friends. Upstairs you’ll find three generous bedrooms, including a primary suite with its own 4-piece ensuite, a second full bath, and convenient laundry. Additional highlights include central air conditioning, a brand-new roof (2025), and an oversized single garage that comfortably fits one car plus a bike, or provides plenty of extra storage space. The unfinished basement offers excellent potential with rough-ins for a full bathroom—perfect for creating a cozy family room, home office, guest suite, entertainment space, or additional storage tailored to your needs. This well-maintained, easy-to-show home was previously a popular Airbnb, thanks to its unbeatable proximity to the airport, making it ideal for frequent travellers, young professionals, or families seeking low-maintenance living. Move-in ready and full of potential—book your showing today!