



**1912 Carrington Boulevard NW  
Calgary, Alberta**

**MLS # A2300582**



**\$499,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Call Seller Directly

Click brochure link for more details. The Brinkley is a unique townhouse with an extra-large front yard and welcoming front porch. The main floor is centered around a U-shaped quartz kitchen with a breakfast bar that comfortably seats four. The kitchen flows into the dining and great room areas, creating a bright and cohesive living space ideal for entertaining or everyday life. A mudroom and powder room are tucked to the side for added practicality. Upstairs, you'll find a flexible nook with workspace potential and access to the large balcony. While bedrooms two and three are positioned conveniently near the full bathroom. The primary bedroom features a sliding door to the private balcony, has a walk-in closet and ensuite offering a welcoming retreat. Mattamy includes 8 solar panels on all homes as a standard inclusion! \*Renderings are representative - exterior colours may vary.