



THE
A-TEAM

**RE/MAX
FIRST**

733 CARRINGTON Boulevard, Calgary T3P 2G5

MLS®#: **A2134682** Area: **Carrington** Listing Date: **05/23/24** List Price: **\$619,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,750 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,554**
 Low Sqft:
 Ttl Sqft: **1,554**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`9" x 12`6"	Living Room	Main	14`6" x 12`6"
Dining Room	Main	13`0" x 9`11"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	12`11" x 12`7"	Bedroom - Primary	Upper	9`5" x 15`11"
Bedroom	Upper	9`4" x 12`5"	4pc Ensuite bath	Upper	6`0" x 11`7"
4pc Bathroom	Upper	9`6" x 4`11"	Laundry	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-G

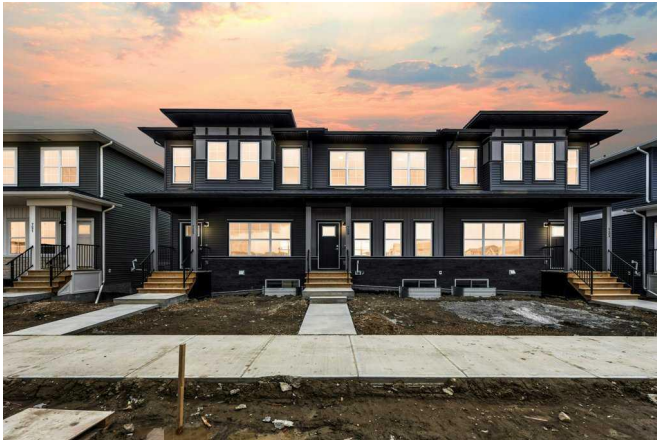
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Remarks

Pub Rmks: *****WALKOUT TOWNHOUSE WITH NO CONDO FEE***This exquisite townhouse offers a walkout basement and boasts no condo fees, making it a rare find in urban living. The property features three spacious bedrooms and two and a half bathrooms. The main floor is designed for comfort and entertainment, with a large living area that flows seamlessly into the centered kitchen, which is equipped with a stylish chimney hood fan. Adjacent to the kitchen is a generous dining area that opens up to a huge deck at the back, offering breathtaking views of downtown. Upstairs, the primary bedroom is a serene retreat with a 4-piece ensuite. Two additional bedrooms are well-appointed and share a 4-piece bathroom. Convenience is further enhanced with a dedicated laundry area on this level. The basement is Undeveloped, providing a blank canvas for your customization, and includes a concrete patio, perfect for additional outdoor living space. This townhouse is an ideal blend of modern amenities, ample space, and stunning views, all without the burden of condo fees. Don't miss this out as this is not going to last longer.**

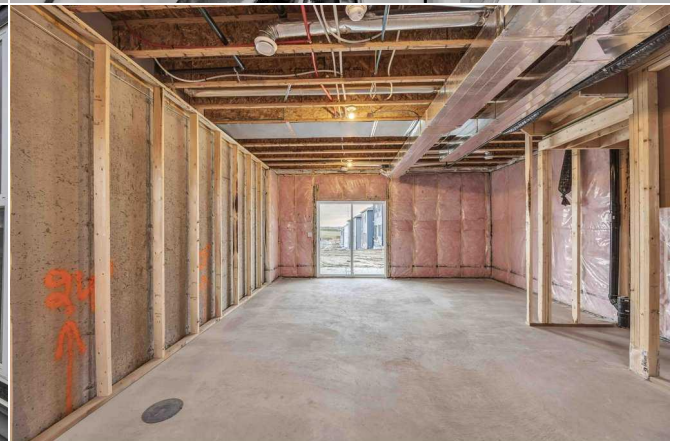
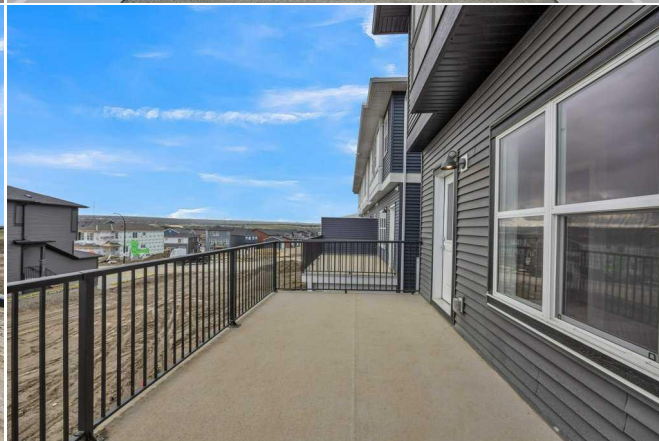
Inclusions:
Property Listed By: **n/a
PREP Realty**

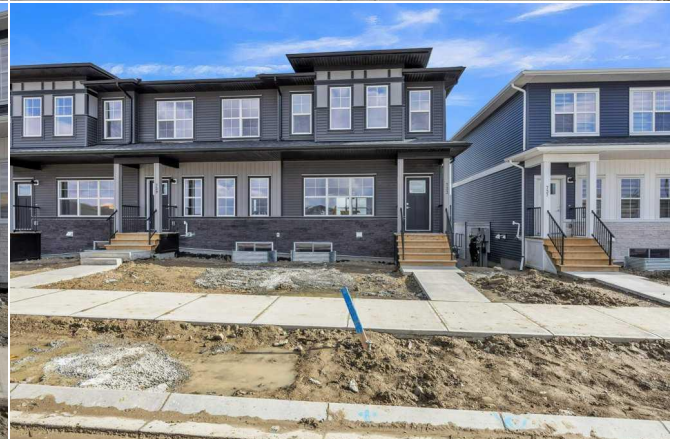
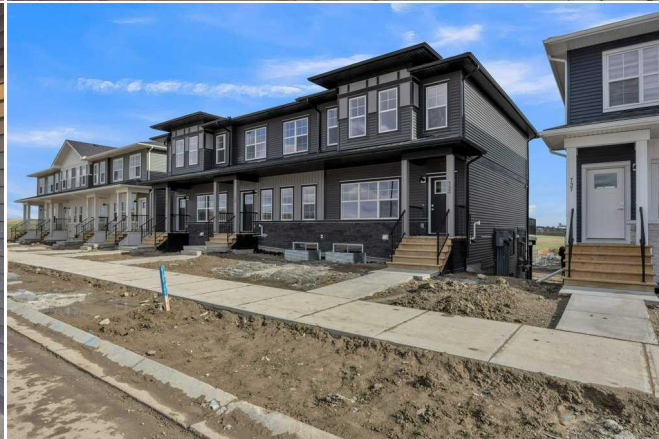
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





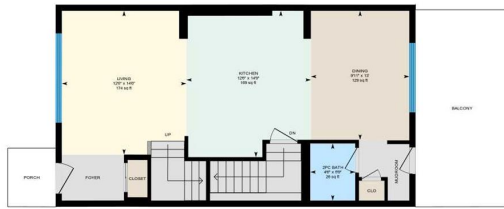






733 Carrington Blvd, Calgary, AB

Main Floor Exterior Area 731.61 sq ft
Interior Area 652.31 sq ft



PREPARED: 2024/09/23

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 822.85 sq ft
Interior Area 745.89 sq ft



PREPARED: 2024/09/23

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733 Carrington Blvd, Calgary, AB

Basement (Below Grade) Exterior Area 877.97 sq ft
Interior Area 611.13 sq ft



PREPARED: 2024/09/23

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