

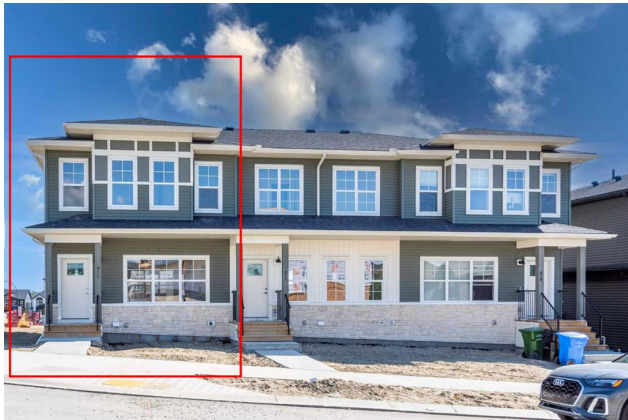


THE
A-TEAM

**RE/MAX
FIRST**

811 CARRINGTON Boulevard, Calgary T3P 2G4

MLS®#: **A2143825** Area: **Carrington** Listing Date: **06/24/24** List Price: **\$599,990**
 Status: **Active** County: **Calgary** Change: **-\$20k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,557**
 Low Sqft:
 Ttl Sqft: **1,557**

DOM

96
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`0"	Dining Room	Main	13`6" x 10`7"
Kitchen	Main	14`5" x 12`0"	Living Room	Main	14`8" x 12`8"
4pc Bathroom	Upper	9`4" x 5`1"	4pc Ensuite bath	Upper	5`11" x 11`5"
Bedroom	Upper	9`6" x 12`7"	Bedroom	Upper	9`6" x 16`3"
Bedroom - Primary	Upper	13`1" x 12`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-G

2311725

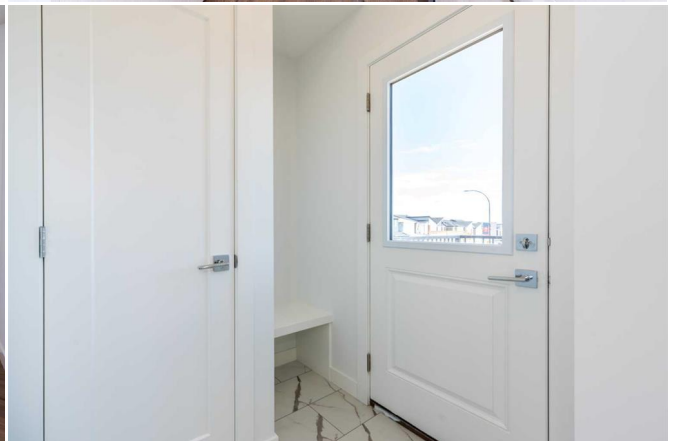
Remarks

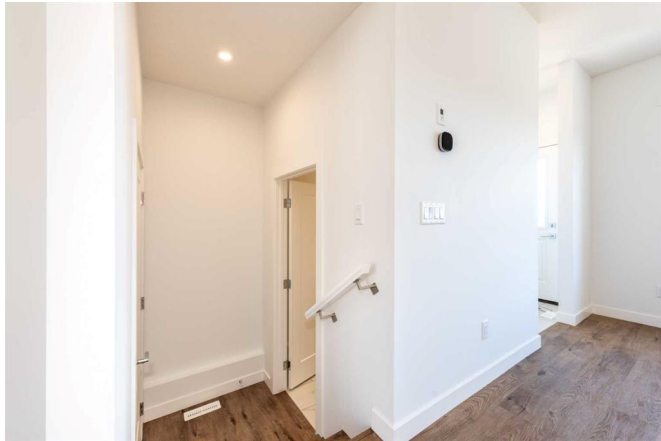
Pub Rmks: **Welcome to your new home! This elegant 3-bedroom, 2.5-bathroom corner townhome unit nestled in a desirable location offers both comfort and style. Upon entering, you are greeted by an inviting living space bathed in natural light, thanks to its corner position. The open floor plan seamlessly connects the living, dining, and kitchen areas, making it perfect for both entertaining and everyday living. The kitchen boasts modern appliances, ample counter space, and sleek cabinetry, catering to the needs of any aspiring chef. Adjacent to the kitchen is a cozy dining area, ideal for enjoying meals with loved ones. Upstairs, you'll find three generously sized bedrooms, each offering privacy and tranquility. The master suite comes with its own en-suite bathroom featuring dual sinks. Outside, the unit features a deck perfect for morning coffees or evening relaxation. The corner location offers additional privacy and a sense of space, allowing for plenty of natural light throughout the day. Located in a sought-after neighborhood of Carrington, this townhome provides easy access to shopping, dining, parks. With convenient access to major highways and public transportation, commuting is a breeze. Don't miss out on the opportunity to make this charming corner townhome your own. Schedule your private showing today and envision yourself living in this wonderful space!**

Inclusions: **NONE**
Property Listed By: **URBAN-REALTY.ca**

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











811 Carrington Blvd, Calgary, AB

Main Floor Exterior Area 732.36 sq ft



PREPARED: 2024/06/21



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

811 Carrington Blvd, Calgary, AB

1st Floor Exterior Area 624.73 sq ft



PREPARED: 2024/06/21



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