



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1265 CARRINGTON Boulevard, Calgary T3P 1M2**

MLS®#: **A2161357**      Area: **Carrington**      Listing Date: **08/29/24**      List Price: **\$589,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,325 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,533**  
 Low Sqft:  
 Ttl Sqft: **1,533**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Many Trees**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>3`3" x 5`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 9`10"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`3" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 13`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 12`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`10" x 5`10"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`6" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`9" x 4`11"</b>	<b>Laundry</b>	<b>Upper</b>	<b>3`0" x 5`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1812479**

Zoning:  
**R-2M**

Remarks

Pub Rmks:

**Welcome to this meticulously maintained, no condo fee townhome located in the highly sought-after Carrington community of Calgary, facing NE. This exceptional residence boasts tons of upgrades and features 3 bedrooms, 2.5 bathrooms, and elegant LVP flooring throughout, enhanced by upgraded light fixtures that add a sophisticated touch to every room. The kitchen is a culinary delight, featuring upgraded stainless steel appliances, full-height cabinets, a gas range, and a spacious island ideal for both cooking and entertaining. Showcasing the owner's pride of ownership, this home is in pristine condition. The open and airy layout is highlighted by high ceilings, creating a welcoming atmosphere. Upstairs, you'll find a spacious master bedroom complete with a luxurious 4-piece ensuite bathroom, along with two additional bedrooms and a stylish 3-piece bathroom. The rear double garage provides secure parking, while the fully fenced backyard offers a private and tranquil retreat. Conveniently located in Carrington, you'll enjoy easy access to schools, playgrounds, and shopping, blending comfort with community connectivity. Whether you're relaxing at home or exploring the vibrant neighborhood, this townhome combines modern comfort and functionality. Don't miss the opportunity to make this property your own—a perfect mix of luxury, convenience, and community in one of Calgary's most desirable areas. Schedule your showing today and experience the best of Calgary living!**

Inclusions:  
Property Listed By:

n/a  
**Century 21 Bravo Realty**

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







