

871 CARRINGTON Boulevard, Calgary T3P 1L7

09/02/24 List Price: **\$595,000** MLS®#: A2162151 Area: Carrington Listing

Status: **Active** Calgary -\$30k, 25-Oct Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area City/Town: Calgary Abv Saft:

> 2018 Low Sqft: Ttl Sqft:

2,680 sqft

<u>Parking</u> Ttl Park:

1,351

1.351

2 Garage Sz:

3 (3)

2

3.5 (3 1)

2 Storey, Side by Side

DOM

Layout

Beds:

Baths:

Style:

80

Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Ext Feat: Lighting Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Central Vacuum, Kitchen Island

Utilities:

Room Information

Room Level Dimensions Room Level **Dimensions** 2pc Bathroom Main 0'0" x 0'0" **4pc Bathroom** Second 0'0" x 0'0" 4pc Ensuite bath Second 0'0" x 0'0" **Living Room** Main 11`11" x 14`2" **Dining Room** Main 7`2" x 12`6" Kitchen Main 13`11" x 12`6" **Bedroom - Primary** 11`4" x 13`8" 11`8" x 9`11" Second **Bedroom** Second **Bedroom** Second 10`9" x 9`4" 4pc Bathroom Basement

Legal/Tax/Financial

Title: Zoning: Fee Simple R-2M

Legal Desc: **1812479**

Remarks

Pub Rmks:

PRICE REDUCED FOR QUICK SALE Welcome home to a beautiful, modern, well-kept, 3br/3.5bath, DUPLEX in the new & popular, Carrington community of NW Calgary, backing onto a green space with a walking trail. The MAIN Floor of the unit, features a welcoming Foyer, a bright and open Living Room, a Kitchen/Dining and a Half Bathroom. The Kitchen boasts all major appliances (Stainless Steel), quartz countertops & tiled backsplash, ample cabinetry, a pantry closet, and a large long island with an extended breakfast bar. Off the Kitchen area, there is access to the Deck and fully fenced backyard. The Upper Floor houses the Master Bedroom with a 4 Pc Ensuite bathroom plus a walk-in closet, 2 more good-size Bedrooms, a 4 Pc Full Main Bathroom, and a Laundry closet. The Basement is partially finished with 1 4 Pc Full Bathroom. It also serves as a large storage area for your extra stuff. There is already in place, a separate side door entrance for the basement. The Unit comes with a Double Detached Garage in the back with alley access. The location is ideal with all amenities close by. Carrington is a family-friendly neighborhood with parks and amenities. Its proximity to Stoney Trail makes commuting easy, allowing quick access to the highway and surrounding areas. Don't miss the opportunity to make this beautiful unit your home.

Inclusions: N/A

Property Listed By: AM/PM Properties

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









