

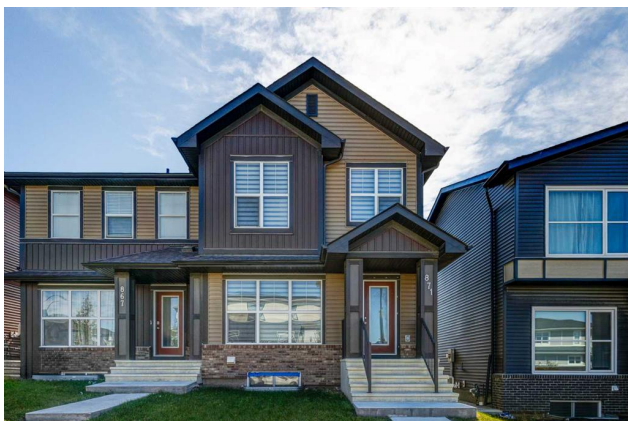


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**871 CARRINGTON Boulevard, Calgary T3P 1L7**

MLS®#: **A2162151**      Area: **Carrington**      Listing Date: **09/02/24**      List Price: **\$625,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2018**  
 Lot Information  
 Lot Sz Ar: **2,680 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**16**  
Layout  
 Beds: **3 (3)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Lighting**      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
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 14`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`2" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`4" x 13`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1812479**

Zoning:  
**R-2M**

Remarks

Pub Rmks:

**Welcome home to a beautiful, modern, well-kept, 2018 built, 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 neighbourhood 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:  
Property Listed By:

**N/A**  
**AM/PM Properties**

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