



THE A-TEAM

RE/MAX FIRST

871 CARRINGTON Boulevard, Calgary T3P 1L7

MLS#: A2162151 Area: Carrington Listing Date: 09/02/24 List Price: \$595,000
Status: Active County: Calgary Change: -\$30k, 25-Oct 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:

DOM

110
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot
Park Feat: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 4pc Ensuite bath, Dining Room, Bedroom - Primary, Bedroom, 4pc Bathroom, Living Room, Kitchen, Bedroom, 4pc Bathroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

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:
Property Listed By:

N/A
AM/PM Properties

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









