



THE A-TEAM

RE/MAX FIRST

851 CARRINGTON Boulevard, Calgary T3P1L7

MLS@#: A2162217 Area: Carrington Listing Date: 09/02/24 List Price: \$620,000
Status: Active County: Calgary Change: -\$10k, 15-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2019
Lot Information
Lot Sz Ar: 2,680 sqft
Lot Shape: 7.32 meters by 34.05 meters
Access:
Lot Feat: Back Lane, Rectangular Lot
Park Feat: Off Street, Parking Pad

DOM

16
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Playground, Private Entrance
Construction: Concrete, Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Mud Room, Bedroom, Laundry, and Furnace/Utility Room with their respective levels and dimensions.

4pc Bathroom
4pc Bathroom

Upper
Lower

4`11" x 8`4"
4`11" x 8`1"

4pc Ensuite bath

Upper

4`11" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1812479

Remarks

Pub Rmks:

Investor alert!!! Value for money is what describes this well maintained 4 bedrooms and 3.5 bathrooms duplex in the amenity rich and family friendly community of Carrington. With a separate entrance to the fully finished basement, this property is ready to support a large family or act as a mortgage helper to the owner with only a few items remaining to make it a legal suite.. The main level offers an open concept living room/kitchen/dining room layout ensuring a smooth flow within the house. With very large street facing windows, you will have lots of natural light flooding your house. The gourmet kitchen as a quartz island with white cabinetry, lots of storage and stainless steel appliances. There is another large south facing window at the dining area to allow you bask in the evening sun from the comfort of your home. The upper level features a large master bedroom with walk in closets and a 4 piece ensuite bathroom. Two additional bedrooms, another 4 piece bathroom and the laundry room completes this level. The basement which has its own separate entrance is fully finished with a bedroom and a 4 piece bathroom and can be easily converted to a legal suite. There is a parking pad at the back of the house for your vehicles. With easy access to both Stoney and Deerfoot Trails, schools and shopping, this property is strategically located as an excellent investment property. Book your showing now while it is still active.

Inclusions:
Property Listed By:

None
MaxWell Capital Realty

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











