



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 CARRINGTON Boulevard, Calgary T3P0V7**

MLS®#: **A2163417**      Area: **Carrington**      Listing Date: **09/05/24**      List Price: **\$545,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **1,948 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,223**  
 Low Sqft:  
 Ttl Sqft: **1,223**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Level**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 11`9"	Dining Room	Main	12`11" x 9`0"
Kitchen	Main	11`1" x 10`9"	Bedroom - Primary	Second	11`6" x 10`6"
4pc Ensuite bath	Second	8`2" x 4`11"	Bedroom	Second	12`3" x 8`6"
Bedroom	Second	9`9" x 7`11"	4pc Bathroom	Second	8`5" x 4`11"
2pc Bathroom	Main	4`11" x 4`9"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2111921**

Zoning: **M-G**

Remarks

Pub Rmks: **Welcome to this stunning townhouse in the vibrant community of Carrington! With no condo fees or homeowner association constraints, this beautifully designed home invites you in with a charming front veranda, leading to a spacious, open-concept main floor. As you enter through the front foyer, you'll be greeted by a main living area boasting 9' ceilings, durable plank vinyl flooring, and pot lights throughout. The expansive living room and dining area provide plenty of space for family gatherings and entertaining. Overlooking the backyard is a modern kitchen featuring quartz countertops, white cabinetry, stainless steel appliances, a tile backsplash, and a convenient pantry. A 2-piece bathroom and a handy mudroom, located at the back door, lead to the east-facing, landscaped backyard, complete with a deck, patio, and detached single garage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom that can comfortably accommodate a king-sized bed. The primary suite also offers a walk-in closet and a 3-piece ensuite bathroom with a large walk-in shower. A laundry area and a full 4-piece bathroom complete this upper level. There's excellent potential for additional living space in the full, unfinished basement. Located in the beautiful neighborhood of Carrington, you're just minutes from shopping, schools, major routes, Carrington Lake, playgrounds, and other amenities. Plus, you're within walking distance of a new LRT station currently under construction, adding even more convenience to this prime location.**

Inclusions: **N/A**  
 Property Listed By: **Skyrock**

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

