



THE
A-TEAM

**RE/MAX
FIRST**

1254 CARRINGTON Boulevard, Calgary T3P 1M2

MLS®#: **A2163954** Area: **Carrington** Listing Date: **09/08/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **-\$19k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **3,444 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,524**
 Low Sqft:
 Ttl Sqft: **1,524**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Irregular Lot,Level**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`10" x 11`7"	Living Room	Main	9`10" x 13`2"
Dining Room	Main	10`7" x 13`2"	Bedroom - Primary	Second	12`7" x 13`0"
Bedroom	Second	9`3" x 12`5"	Bedroom	Main	9`3" x 13`8"
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"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812479

Zoning:
R-2M

Remarks

Pub Rmks:

Welcome to 1254 Carrington Blvd. This End unit Townhome style property is in fantastic condition. With an open floor plan with light cabinets and modern finishing's the home is bright and spacious. The 9' ceilings offer a feeling of space while allowing for larger windows and plenty of natural sunlight. Neutral easy to maintain flooring through the main and upper levels with carpet only on the stairs. Featuring 3 large bedrooms and 2 & 1/2 half bathrooms including a primary bathroom with a large stand up fully tiled shower and raised vanity with double sinks. The unfinished basement is large and bright also with 9' ceilings and features a great layout for future development. Being an end unit becomes quite beneficial here with only 1 common wall and plenty of side yard with the reverse pie shaped lot. Although this property is only a few years old the yard is mostly fenced and features full landscaping including a concrete parking pad for a future garage (Conduit in place for electrical) as well as a wonderful large deck space. This property is located within one of the fastest growing communities in North Calgary and close to desirable amenities. If you are looking for Single Family living without the high price tag, come and see the value this townhome style property offers. You will be glad you did.

Inclusions:
Property Listed By:

None
RE/MAX iRealty Innovations

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









