



THE
A-TEAM

**RE/MAX
FIRST**

1510 CARRINGTON BLVD , Calgary T3P 0Y9

MLS®#: **A2165540**

Area: **Carrington**

Listing Date: **09/15/24**

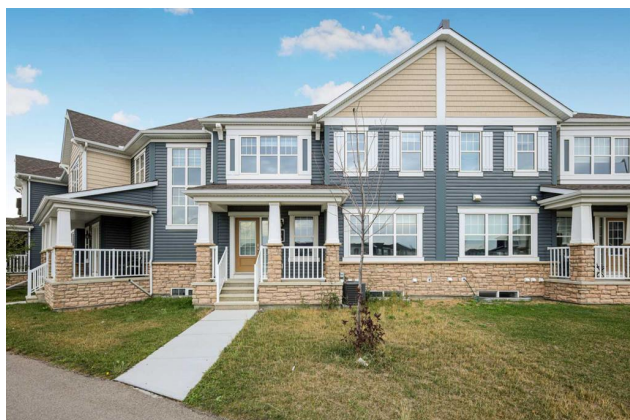
List Price: **\$534,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **338 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

66
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 7`6"
Foyer	Main	7`2" x 6`10"
Living Room	Main	17`2" x 11`0"
4pc Ensuite bath	Second	5`5" x 7`7"
Bedroom	Second	11`7" x 12`0"
Other	Basement	32`7" x 25`10"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`0"
Kitchen	Main	9`2" x 9`0"
4pc Bathroom	Second	8`1" x 6`4"
Bedroom	Second	11`6" x 10`10"
Bedroom - Primary	Second	14`0" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810797

Zoning:
DC

Remarks

Pub Rmks:

Welcome to this Extraordinary 3-bedroom, 2.5-bathroom townhome with NO CONDO FEES! Nestled in the serene community of Carrington North West Calgary. This 1490.09 sq ft home with a central cooling system provides excellent living for those seeking a modern and well-designed home. The main floor features a large living area, a dining area, and a large kitchen equipped with modern appliances and a pantry for all your storage needs. The upper level boasts a spacious primary bedroom with a closet and a full ensuite bathroom. Two additional bedrooms and another full bathroom complete the second floor. There is also a big balcony at the back on the second floor for a family sit-out. This townhome has an attached double-car garage. With quick access to anywhere in Calgary through Stoney Trail and multiple nearby shopping options, including CrossIron Mills etc. The basement is unfinished however it is an excellent space for an extra family room. This house is tenanted and the tenant is willing to stay beyond the lease expiry. It is great opportunity for investment. This stunning home is a MUST-SEE! Don't miss out. BOOK YOUR VIEWING TODAY!

Inclusions:
Property Listed By:

N/A
eXp Realty

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





