



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**843 CARRINGTON Boulevard, Calgary T3P 2G4**

MLS®#: **A2176352**      Area: **Carrington**      Listing Date: **10/30/24**      List Price: **\$569,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,238 sqft**  
 Lot Shape:

DOM

**52**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 13`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-G**

**2311725**

Remarks

Pub Rmks: **Are you in the market for a new home? Look no further! This stunning 3-bedroom, 2.5-bathroom property, built in 2024, offers an ideal blend of modern design and practical living without the burden of condo fees. Perfect for families, professionals, or anyone seeking a fresh start in a vibrant community, this home is designed to meet all your needs. The interior of the home boasts contemporary finishes and an open-concept layout that promotes both functionality and style. The spacious living area flows seamlessly into a modern kitchen equipped with stainless steel appliances, making it perfect for both everyday living and entertaining. The three bedrooms provide ample space for relaxation and privacy, while the 2.5 bathrooms ensure that morning routines run smoothly for everyone. Upgraded custom blinds worth 4k. For buyers concerned about future costs, the absence of condo fees is a significant advantage. Many properties come with monthly fees that can add up over time, but this home allows you to allocate your budget towards other priorities, such as family activities or home improvements. Additionally, being a newly built property in 2024 means you'll benefit from the latest construction standards and energy-efficient features. This not only contributes to a lower environmental footprint but also translates to potential savings on utility bills. In summary, this 3-bedroom, 2.5-bathroom home offers modern amenities, practical design, and financial advantages that make it an excellent choice for discerning buyers. With its convenient 2-car concrete parking pad and absence of condo fees, it's an opportunity you won't want to miss. Schedule a viewing today and envision your future in this beautiful new home!**

Inclusions: n/a  
Property Listed By: **RE/MAX iRealty Innovations**

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











843 Carrington Blvd, Calgary, AB

Main Floor Exterior Area 741.15 sq ft



PREPARED: 2024/10/30

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

843 Carrington Blvd, Calgary, AB

1st Floor Exterior Area 702.41 sq ft



PREPARED: 2024/10/30

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