

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 3 (3)

2

2.5 (2 1)

2 Storey

52

## 843 CARRINGTON Boulevard, Calgary T3P 2G4

Sewer:

4pc Bathroom

A2176352 10/30/24 List Price: \$569,800 MLS®#: Area: Carrington Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



Second

**General Information** 

Sub Type: Row/Townhouse City/Town:

Year Built: 2024 Lot Information

Lot Shape:

Access:

Lot Feat: Back Lane, Rectangular Lot

Park Feat: **Parking Pad** 

Prop Type: Residential

Calgary

Lot Sz Ar: 2,238 sqft

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Concrete, Vinyl Siding, Wood Frame

0'0" x 0'0"

Flooring:

Ext Feat: **Private Yard Carpet, Ceramic Tile, Vinyl** 

> Water Source: Fnd/Bsmt:

**Poured Concrete** 

Finished Floor Area

1,523

1,523

Abv Saft:

Low Sqft:

Ttl Sqft:

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 Living Room** Main 14`10" x 13`0" Kitchen Main 15`5" x 12`5" **Dining Room** Main 13`5" x 10`0" **Bedroom - Primary** Second 13`1" x 12`2" **Bedroom** Second 9`11" x 13`3" **Bedroom** Second 9`3" x 9`6" 2pc Bathroom Main 0'0" x 0'0" 4pc Ensuite bath 0'0" x 0'0" Second

Legal/Tax/Financial

Title: Zoning: Fee Simple M-G

Legal Desc: **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.mThe 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:

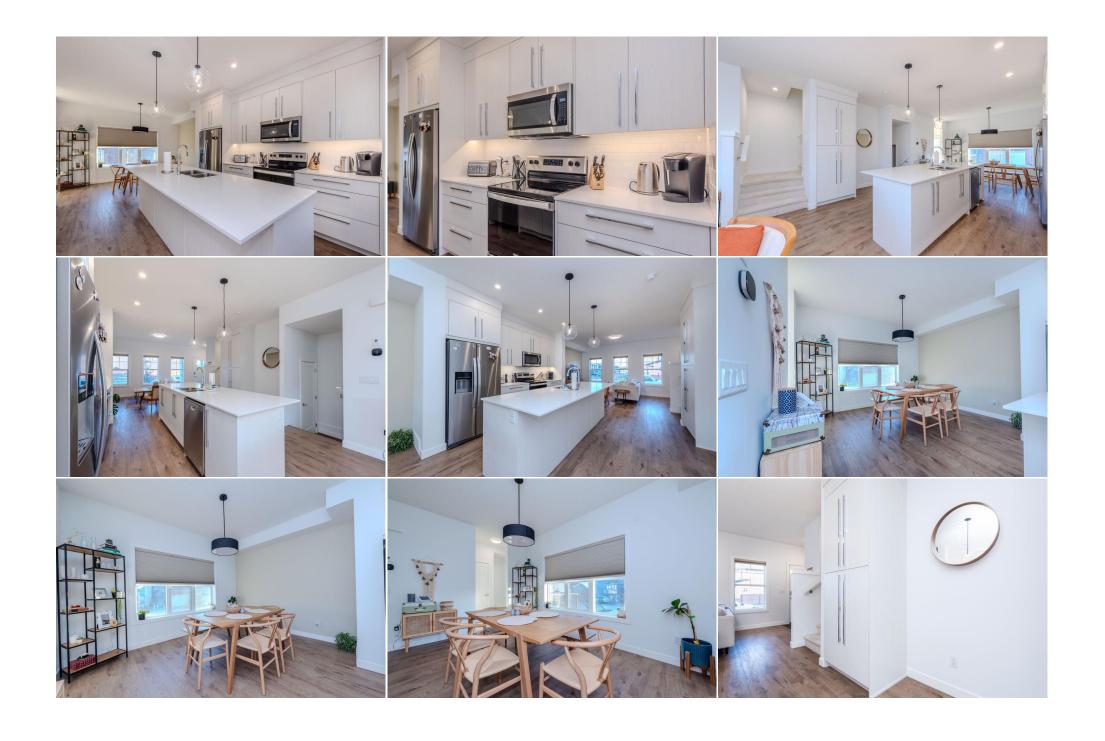
Property Listed By: **RE/MAX iRealty Innovations** 

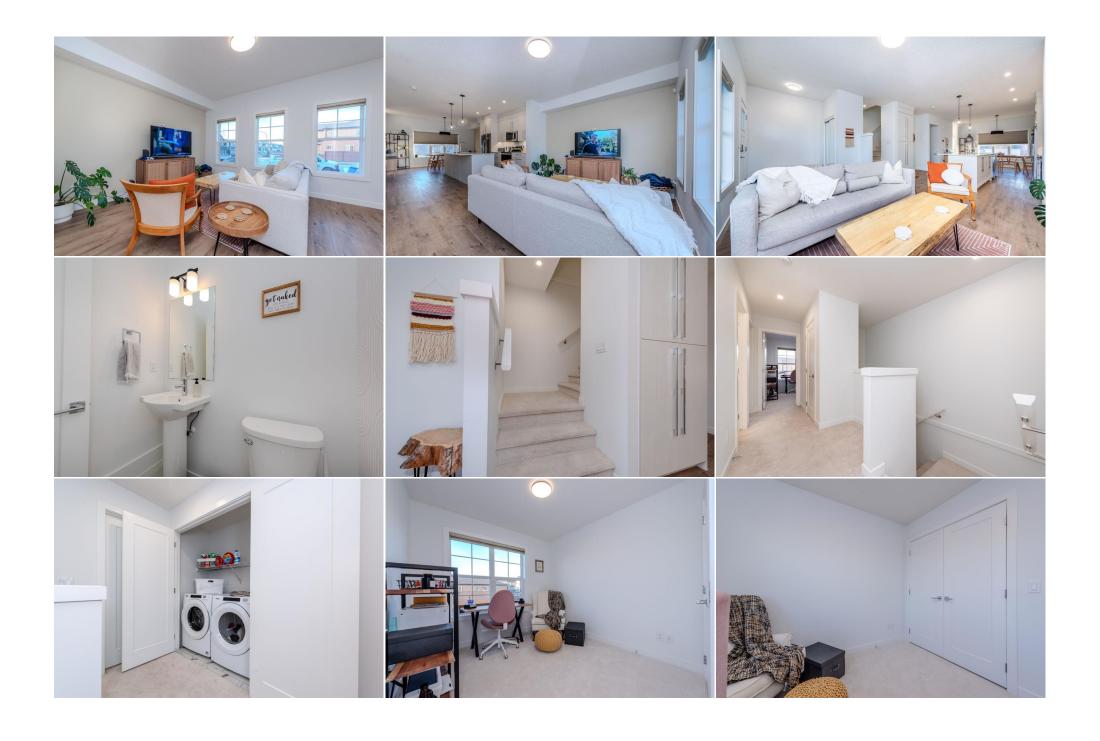
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















1st Floor Exterior Area 752.41 sq I



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