



THE
A-TEAM

**RE/MAX
FIRST**

851 CARRINGTON Boulevard, Calgary T3P 1L7

MLS®#: **A2178329**

Area: **Carrington**

Listing Date: **11/09/24**

List Price: **\$584,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,338

Year Built:

2019

Low Sqft:

Lot Information

Ttl Sqft:

1,338

Lot Sz Ar:

2,680 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Lawn,Rectangular Lot

Off Street,Parking Pad

DOM

12

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 11`3"
Dining Room	Main	12`6" x 7`2"
Bedroom - Primary	Upper	13`6" x 11`4"
Walk-In Closet	Upper	6`8" x 4`6"
Bedroom	Upper	9`3" x 9`2"
Family Room	Basement	18`1" x 10`7"
4pc Bathroom	Basement	8`0" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`5" x 9`8"
2pc Bathroom	Main	5`10" x 4`10"
4pc Ensuite bath	Upper	8`0" x 4`11"
Bedroom	Upper	9`11" x 9`3"
4pc Bathroom	Upper	8`4" x 4`11"
Bedroom	Basement	10`0" x 9`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1812479

Remarks

Pub Rmks: **Welcome to this stunning, modern 4-BEDROOM, 3.5-bath duplex with 9FT ceilings on both floors and 1841 SQFT of FINISHED LIVING SPACE in the desirable community of Carrington NW Calgary! The home has a NEW ROOF under WARRANTY providing peace of mind for years to come! The main floor features a welcoming foyer, a bright, OPEN-CONCEPT living room, a well-designed kitchen and dining area, and a convenient half bath. The kitchen boasts STAINLESS STEEL appliances, QUARTZ countertops, a chic tiled backsplash, ample cabinetry, a pantry, and a large island with an extended breakfast bar. Upstairs, the master bedroom offers a private retreat with a luxurious 4-PIECE ENSUITE and a WALK-IN closet. Two additional bedrooms, a 4-PIECE main bathroom, and a laundry closet complete the upper level for easy, everyday living. The FULLY FINISHED BASEMENT provides versatile living space ideal for entertaining with extra storage, a 4-PIECE bathroom, and a separate side entrance, offering additional flexibility. This home has a 2 car PARKING PAD with the option to build a double garage at the rear with convenient back alley access. Located in the family-friendly Carrington neighborhood, with parks, amenities, restaurants, daycares, grocery, and quick access to Stoney Trail for an easy commute. Don't miss the chance to make this beautiful home yours—schedule a viewing today!**

Inclusions:
Property Listed By: **N/A**
2% Realty

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







