



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1837 CARRINGTON Boulevard, Calgary T3P 1W1**

MLS®#: **A2180599**      Area: **Carrington**      Listing Date: **11/22/24**      List Price: **\$569,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **1,657 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,501**  
 Low Sqft:  
 Ttl Sqft: **1,501**

DOM

**61**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Street Lighting,Subdivided**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 6`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`1" x 5`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 9`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`3" x 5`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`3" x 6`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 5`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`3" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 9`6"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`3" x 14`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`3" x 13`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210438**

Zoning:  
**DC**

Remarks

Pub Rmks: **\*\*OPEN HOUSE: Nov 23, 2 PM - 4 PM\*\* NO CONDO FEE! NO HOA FEE! This stunning 2023 BRAND NEW END-UNIT townhouse offers over 1,987 sqft of living space. Located on a quiet street in a family-friendly neighborhood, the home faces a large green space set to become a community park and school in the future. Carrington Plaza, with amenities like NoFrills, McDonald's, and medical clinics, is just a 2-minute walk away. A spacious front porch welcomes you, leading to a foyer that opens to a large dining area perfect for gatherings. The kitchen features modern cabinets with crown molding, quartz countertops, and upgraded luxury vinyl plank flooring throughout the property for a luxurious feel. The cozy living room is perfect for family relaxation. Upstairs, two west-facing bedrooms and a 4-piece bathroom provide ample space, while the massive master suite includes a 4-piece ensuite. The upper level also boasts a large bonus/family/rec room and a generously sized laundry room for convenience. The basement is ready for your personal touch, offering potential for additional living space. Plus, the attached double car garage adds extra value. This incredible home is ready to be yours—schedule a showing today before it's gone!**

Inclusions:  
Property Listed By:

**N/A**  
**Homecare Realty Ltd.**

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











