



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 CARRINGVUE Link, Calgary T3P 1K7**

MLS®#: **A2181515**

Area: **Carrington**

Listing Date: **11/29/24**

List Price: **\$555,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 06-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,195 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,318**  
Low Sqft:  
Ttl Sqft: **1,318**

DOM

**22**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

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

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

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 13`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`11" x 3`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 8`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`11" x 5`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`9" x 5`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 9`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810875**

Zoning:  
**R-2M**

Remarks

Pub Rmks: **Welcome Home! 3 Bed, 2.5 bath, double detached garage, 1318 sqft, NO Condo fee, built by Avi. The main floor is a beautiful open layout, bright windows and luxury vinyl plank flooring. The kitchen was upgraded and includes white cabinets, upgraded back splash, quartz counters and a center island. The backdoor entrance from the garage is functional, including great storage, and a half bath. Upstairs is cozy with carpet throughout. The primary bedroom is large and comfortably hosts a king size bed, this primary room also has a full-size walk in closet and an ensuite with large stand up shower. The upper floor also has the laundry, a full second bath and 2 additional bedrooms. The backyard is fully fenced and leads to the double detached garage and the basement is ready for your ideas!**

Inclusions: **None**  
Property Listed By: **Century 21 Masters**

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









