



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1853 CARRINGTON Boulevard, Calgary T3P 1W1**

MLS®#: **A2182409**      Area: **Carrington**      Listing Date: **01/14/25**      List Price: **\$555,000**  
 Status: **Pending**      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: **1,520**  
 Low Sqft:  
 Ttl Sqft: **1,520**

DOM

**18**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Gas Range,Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2210438**

Zoning: **DC**

Remarks

Pub Rmks: **This Carrington NO CONDO FEE Townhouse CORNER LOT, convenience Attached Double Garage & Full Basement, offers a modern design and functional layout, for you and your family. The townhome opens with an front porch that provides a relax and open space. As you enter, an open floor plan connects the living, dining, 2 pc bathroom, and kitchen areas, creating a spacious space, featuring stainless appliances, a functional island, and quartz counter , LVP flooring, a gas cook range, for all your need The upper level, a bonus room, perfect for a home office or play area. The primary bedroom offers a full ensuite bathroom and walk-in closet, making it a enjoy place The other two bedrooms is spacious and located near another full bathroom, providing ideal accommodations for people. A nearby laundry room on 2nd floor enhances convenience The unfinished basement offers possibilities to customize your space to suit your future needs. It also features a double car garage for parking and storage space. The townhome Located with easy access to major highways, downtown, airport, and nearby essential amenities, a lovely home**

Inclusions: **N/A**  
 Property Listed By: **Homecare Realty Ltd.**

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

