



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1861 CARRINGTON Boulevard, Calgary T3P1W1**

MLS®#: **A2188090**      Area: **Carrington**      Listing Date: **01/15/25**      List Price: **\$539,900**  
 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: **1,302 sqft**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete, Wood Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`11" x 6`1"	Kitchen	Main	12`11" x 13`11"
Living Room	Main	11`9" x 9`9"	2pc Bathroom	Main	3`1" x 6`3"
Foyer	Main	5`11" x 4`9"	Bedroom - Primary	Upper	15`2" x 13`7"
Walk-In Closet	Upper	5`7" x 5`6"	4pc Ensuite bath	Upper	9`4" x 5`10"
Bedroom	Upper	9`3" x 13`8"	Bedroom	Upper	9`2" x 9`7"
4pc Bathroom	Upper	5`6" x 10`2"	Laundry	Upper	5`6" x 2`11"
Hall	Upper	9`2" x 7`8"			

Title:  
**Fee Simple**  
Legal Desc:

**2210438**

Zoning:  
**DC**

Remarks

Pub Rmks: **OPEN HOUSE: Jan 19th 2PM-4PM!!!NO CONDO FEE Over 1375sqft OF DEVELOPED SPACE TOWNHOME with attached double car garage !!! No homeowners association fees to worry about! Nestled in the dynamic Carrington community, This beautifully designed 3-bedroom, 2.5-bathroom fourplex townhouse that effortlessly combines comfort and elegance. The unit opens with an attractive front porch that provides a great place to relax and enjoy the big open green space at the front. As you enter, you'll find an open floor plan that seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting ambiance. The kitchen is a chef's dream, featuring stainless appliances, a gas stove, a functional island, and ample counter space for all your culinary needs. Whether hosting guests or enjoying a quiet evening at home, Upstairs, the primary bedroom serves as a luxurious retreat, complete with a 4-piece ensuite bath, a walk-in closet. Step out onto the upper private balcony off the hall way, a perfect spot for enjoying your morning coffee or an evening cocktail. Two additional good size bedrooms on this level provide plenty of space for family or guests, complete with a 4-piece bath.The basement offers 545sqft undeveloped area that waiting for your magic design, Convenience is a priority here, with the laundry conveniently located on the upper level to save you time and effort. The expansive walk-in closet in the primary bedroom offers plenty of storage for all your belongings, The attached double garage is ideally situated to keep your vehicle protected from winter snow and summer heat. Nestled in the sought-after Carrington community, you'll be conveniently close to schools, parks, and essential amenities. Don't miss your chance to call 1861carrington Boulevard Nw home— You must check this out before it's gone!**

Inclusions:  
Property Listed By: **none  
Skyrock**

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













