



THE
A-TEAM

**RE/MAX
FIRST**

14233 1 Street, Calgary T3P1Y4

MLS®#: **A2190529**

Area: **Carrington**

Listing Date: **01/27/25**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,639**

Low Sqft:

Ttl Sqft: **1,639**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

5

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Private Entrance**

Construction:

Brick,Composite Siding

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Pantry

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	10`11" x 14`5"	Bedroom	Main	11`2" x 9`0"
Bedroom	Third	9`6" x 12`2"	Bedroom	Third	9`5" x 12`2"
2pc Bathroom	Second	5`2" x 8`11"	4pc Bathroom	Third	5`6" x 7`10"
4pc Ensuite bath	Third	7`10" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$258

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc:

2310756

Remarks

Pub Rmks: **Welcome to your stunning new townhome in the vibrant community of Carrington! This like-new residence combines upscale living with modern functionality and exceptional quality. Boasting an open-concept floor plan and abundant natural light, this townhome offers four spacious bedrooms and 2.5 beautifully designed bathrooms. Every detail has been meticulously maintained, showcasing top-quality finishes throughout. The double-attached garage provides ample space for two vehicles, with the added convenience of on-street parking right in front of your home. Carrington offers the perfect blend of convenience and community, with shopping, schools, and other amenities just a short walk away. Don't miss your chance to experience the best of community living—book your showing today!**

Inclusions: **N/A**

Property Listed By: **Coldwell Banker Mountain Central**

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







