



THE
A-TEAM

**RE/MAX
FIRST**

1154 CARRINGTON Boulevard, Calgary T3P1L8

MLS® #: **A2192942**

Area: **Carrington**

Listing Date: **02/13/25**

List Price: **\$629,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2019**

Lot Information
Lot Sz Ar: **3,379 sqft**
Lot Shape:

Access:
Lot Feat: **Corner Lot,Garden,Rectangular Lot,Street Lighting**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,422**
Low Sqft:
Ttl Sqft: **1,422**

DOM

9
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`7" x 7`1"	Kitchen	Main	15`0" x 14`2"
2pc Bathroom	Main	5`5" x 4`8"	Living Room	Main	13`0" x 12`9"
4pc Bathroom	Second	9`0" x 4`10"	4pc Ensuite bath	Second	6`3" x 10`8"
Bedroom	Second	9`2" x 9`11"	Bedroom	Second	9`1" x 11`10"
Bedroom - Primary	Second	12`2" x 12`5"	3pc Bathroom	Basement	9`5" x 5`2"

Bedroom
Furnace/Utility Room

Basement
Basement

12`1" x 13`2"
10`6" x 6`0"

Game Room

Basement

14`4" x 16`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1812479

Zoning:
R-2M

Remarks

Pub Rmks: **Welcome to this stunning 4-bedroom, 3.5-bath duplex in the vibrant community of Carrington, NW Calgary! With 9-ft ceilings on main floor and over 2000 sq. ft. of finished living space, this home offers a perfect blend of modern design, comfort, and functionality. A brand-new roof under warranty ensures lasting peace of mind. Step inside to a bright and spacious open-concept main floor, featuring a welcoming entrance, a sun-filled living area with SOUTH WEST exposure, and a beautifully designed kitchen. The kitchen boasts stainless steel appliances, quartz countertops, a stylish tiled backsplash, ample cabinetry, a pantry, and a large island with an extended breakfast bar—ideal for both everyday living and entertaining. A dining area and a convenient half bath complete the level. Upstairs, the primary suite provides a private retreat with a 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms, a 4-piece main bath, and a laundry closet add practicality and ease to daily life. The fully finished basement expands your living space, offering a versatile rec room, a 3-piece bathroom, extra storage, providing flexibility for future use. Outside, a double detached garage with back alley access. Situated in the family-friendly Carrington community, this home is close to parks, schools, shopping, restaurants, daycares, and grocery stores, with quick access to Stoney Trail for a seamless commute. Don't miss out on this incredible home—book your viewing today and check the 3D tour!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Solutions

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













