

# \$569,900 - 1254 Carrington Boulevard Nw, Calgary

MLS® #A2210069

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to 1254 Carrington Blvd. This End unit Townhome style property is in fantastic condition. With an open floor plan with light cabinets and modern finishing's the home is bright and spacious. The 9' ceilings offer a feeling of space while allowing for larger windows and plenty of natural sunlight. Neutral easy to maintain flooring through the main and upper levels with carpet only on the stairs. Featuring 3 large bedrooms and 2 & 1/2 half bathrooms including a primary bathroom with a large stand up fully tiled shower and raised vanity with double sinks. The unfinished basement is large and bright also with 9' ceilings and features a great layout for future development. Being an end unit becomes quite beneficial here with only 1 common wall and plenty of side yard with the reverse pie shaped lot. Although this property is only a few years old the yard is mostly fenced and features full landscaping including a concrete parking pad for a future garage (Conduit in place for electrical) as well as a wonderful large deck space. This property is located within one of the fastest growing communities in North Calgary and close to desirable amenities. If you are looking for Single Family living without the high price tag, come and see the value this townhome style property offers. You will be glad you did.

Built in 2019

## Essential Information



MLS® #	A2210069
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1254 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M2

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Irregular Lot, Level
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	31
Zoning	R-2M

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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