

1245 Carrington Boulevard NW
Calgary, Alberta

MLS # A2166635



\$545,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,518 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: TV mount in living room

VIRTUAL OPEN HOUSE IG LIVE SATURDAY SEPTEMBER 21ST 1PM-1:30PMIN-PERSON OPEN HOUSE SATURDAY SEPTEMBER 21ST 1:30PM-3:30PM*** Welcome to your dream home! This stunning two-storey row townhouse boasts 3 SPACIOUS BEDROOMS and 3 MODERN BATHROOMS, perfect for a growing family or those who love to entertain. Plus, with NO CONDO FEES, you'll have more freedom and flexibility. Enjoy the luxury of high-end finishes, including a large quartz kitchen island that's ideal for culinary adventures and vinyl plank flooring throughout, ensuring a sleek, CARPET-FREE environment. Stay cool all summer long with CENTRAL A/C. The DOUBLE SINKS in the Ensuite make mornings less stressful. The ORIGINAL OWNERS have maintained this gem with love and care. Step outside to your private fenced yard, perfect for summer BBQs and relaxation, and take advantage of the DOUBLE DETACHED GARAGE. Nestled in a prime location, you're just a short stroll away from scenic walking trails as well as a skate park for the kids and have easy access to Stoney Trail for all your commuting needs. Lots of shops and restaurants nearby including No Frills, McDonalds and Cobs Bread. Don't miss out on this exceptional property & it's waiting for you to call it home!