



**144 Carrington Boulevard NW
Calgary, Alberta**

MLS # A2295893



\$485,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home		

Inclusions: NA

NO CONDO-FEE, FORMER SHOW HOME, LOW MAINTENANCE, A/C, OVERSIZED-SINGLE GARAGE! Welcome to this move-in ready 1,237 sq ft, 3-bedroom, 2.5-bath CONDO FEE-FREE townhouse in the highly convenient Carrington community. Just minutes from the Calgary International Airport, this FORMER SHOW HOME offers thoughtful upgrades and a functional layout that makes everyday living feel effortless and enjoyable. The bright open-concept main floor features a spacious dining area, and a living room that opens directly to the patio—ideal for morning coffee or summer BBQs with friends. Quartz countertops carried throughout the home in the kitchen and the bathrooms. The upgraded kitchen has extended cabinets and stainless steel appliances. Upstairs you’ll find three generous bedrooms, including a primary suite with its own 4-piece ensuite, a second full bath, and convenient laundry. Additional highlights include central air conditioning, a brand-new roof (2025), and an OVERSIZED 16X20 single garage that comfortably fits one car plus a bike, or provides plenty of extra storage space. The unfinished basement offers excellent potential with rough-ins for a full bathroom—perfect for creating a cozy family room, home office, guest suite, entertainment space, or additional storage tailored to your needs. This well-maintained, easy-to-show home was previously a popular Airbnb, thanks to its unbeatable proximity to the airport, making it ideal for frequent travellers, young professionals, or families seeking low-maintenance living. Move-in ready and full of potential—book your showing today!