

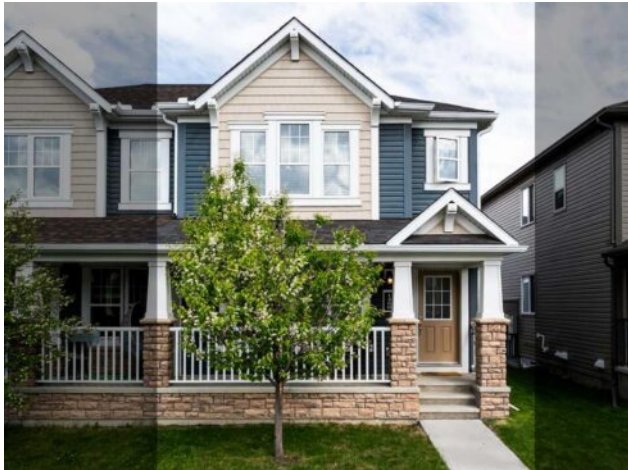


GRASSROOTS
REALTY GROUP

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1460 Carrington Boulevard NW
Calgary, Alberta

MLS # A2311447



\$499,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,372 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangu		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blinds, EcoBee Thermostat		

NO CONDO FEES | 3 BED | 2.5 BATH | BONUS ROOM | INSULATED DOUBLE GARAGE Discover this stunning, like-new 2-storey duplex in Carrington NW offering modern finishes, thoughtful upgrades, and absolutely no condo fees. With 3 bedrooms, 2.5 baths, and both a family room and a bonus room, there is plenty of space to relax and entertain. The home shows 10/10 and has been exceptionally well cared for by the owner. Step inside to a bright, open-concept main floor featuring luxury vinyl plank flooring, large windows that flood the space with natural light, and a welcoming front foyer. The sleek kitchen is finished with quartz countertops, an under-mount sink, and quartz eating bar, sellers will leave bar stools included in sale. Stainless steel appliances, under-cabinet lighting and ample cabinet and counter space. A convenient half bath completes this level, along with easy access to the insulated double-attached garage and the covered front patio. Upstairs, the spacious primary suite offers a walk-in closet and private ensuite, complemented by two additional bedrooms and a full bathroom. A bonus room/family room provide flexible living areas; perfect for movies, kids's space, or a home office. While the upper-floor laundry adds everyday convenience. Step out onto the upper balcony treated with Duradek deck and aluminum railing super easy to unwind outdoors. The unfinished basement is ready for your ideas, and recent exterior updates including, new eavestroughs and a brand new roof in 2025 add long-term value and peace of mind. Located close to parks, shopping, and major routes, this is modern, low-maintenance living in a thriving NW community without the burden of condo fees.