



GRASSROOTS
REALTY GROUP

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112 Carrington Boulevard NW
Calgary, Alberta

MLS # A2325340



\$450,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,166 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this BEAUTIFULLY MAINTAINED NO-CONDO-FEE TOWNHOME in the highly desirable community of CARRINGTON NW! Offering 1,165 SQ. FT. OF ABOVE-GRADE LIVING SPACE, this stylish home features 2 LARGE BEDROOMS, 2.5 BATHROOMS, MODERN FINISHES, AND AN UNFINISHED BASEMENT, making it the perfect opportunity for first-time buyers, young families, professionals, or investors looking for exceptional value in one of Calgary's fastest-growing neighborhoods. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining. The spacious living room flows seamlessly into the dining area and contemporary kitchen, creating an inviting atmosphere for family gatherings and guests alike. The kitchen is beautifully appointed with QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, ample cabinetry, generous counter space, and a convenient pantry. Stylish LUXURY VINYL PLANK FLOORING runs throughout the main level, adding both durability and modern appeal. A convenient 2-PIECE POWDER ROOM and functional mudroom complete the main floor. The upper level offers a thoughtfully designed layout featuring a spacious PRIMARY BEDROOM with a WALK-IN CLOSET and a private 3-PIECE ENSUITE. A generously sized bedrooms, a full 4-PIECE BATHROOM, and the convenience of UPPER-FLOOR LAUNDRY make this level ideal for today's busy lifestyle. The UNFINISHED BASEMENT provides endless possibilities to create additional living space tailored to your needs. Whether you envision a family room, home office, gym, playroom, or an extra bedroom, this blank canvas allows you to add value while designing it exactly the way you want. Step outside to enjoy the FULLY FENCED BACKYARD, offering the perfect space for children, pets, summer

BBQs, or simply relaxing outdoors. The property also includes a REAR PARKING PAD WITH OFF-STREET PARKING, providing added convenience and future garage potential (subject to municipal approvals). Located in the vibrant community of CARRINGTON, you'll enjoy quick access to parks, playgrounds, scenic walking paths, schools, shopping, restaurants, public transit, and major roadways including Stoney Trail and Deerfoot Trail, making commuting anywhere in Calgary quick and convenient. Whether you're purchasing your first home, downsizing, or adding a quality property to your investment portfolio, this MOVE-IN READY HOME offers the perfect combination of style, functionality, and location. DON'T MISS YOUR OPPORTUNITY TO OWN THIS BEAUTIFUL HOME IN ONE OF NW CALGARY'S MOST DESIRABLE COMMUNITIES—BOOK YOUR PRIVATE SHOWING TODAY!