



GRASSROOTS
REALTY GROUP

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2056 Carrington Boulevard NW
Calgary, Alberta

MLS # A2331585



\$598,888

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,702 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Oversized, Parking Pad, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

ONE PROPERTY. MULTIPLE POSSIBILITIES. Welcome to 2056 Carrington Boulevard NW - set on a 4,000 sqft oversized corner lot in Carrington, this property stands out for one simple reason—it gives its next owner options. Whether you're an investor looking to maximize future potential or a first-time home buyer wanting a property that can grow with you over time, opportunities like this are hard to find. The home comes with an APPROVED DEVELOPMENT PERMIT FOR A PROPOSED LEGAL BACKYARD SUITE. It features a SEPRATE SIDE ENTRANCE, offering the opportunity to explore a future secondary suite, subject to the required City approvals and permits. Offering over 1,700 sq. ft. of thoughtfully designed living space, the home features a bright, open-concept main floor with a spacious kitchen overlooking the dining and living areas, creating an ideal space for everyday living and entertaining. A versatile flex room on the main floor is perfect for a home office, playroom, or study. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary retreat, providing plenty of space for growing families. What truly sets this property apart is the oversized side yard. Whether your plans include building the approved backyard suite, adding a large triple-car detached garage, creating additional parking for a work truck or a trailer, or simply enjoying a much larger outdoor space for your family, this lot offers flexibility that's rarely available in newer communities. The expansive side yard also offers exceptional outdoor space and may be an attractive feature for buyers considering a future home-based childcare business, subject to applicable municipal requirements, licensing, and approvals. Located in the sought-after community of Carrington, you'll enjoy convenient access to parks, pathways, shopping, schools, and major routes

including Stoney Trail and Deerfoot Trail. Development Permit documents for the proposed backyard suite are available upon request. Any future secondary suite, garage expansion, parking configuration, home-based business, or other improvements are subject to applicable municipal approvals, permits, licensing requirements, and buyer verification.