



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1449 Carrington Boulevard NW
Calgary, Alberta

MLS # A2332850



\$509,800

Division:	Carrington		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Paved, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this beautiful, well-maintained, pet-free end-unit urban townhouse with NO Condo Fees, brand-new carpets, and fresh interior paint, nestled in the highly sought-after community of Carrington. Offering excellent curb appeal, you'll be greeted by a spacious east-facing front porch, where you'll be welcomed by the warm morning sunshine—an ideal place to start your day with a cup of coffee. Step inside to a cozy foyer that opens into a bright and spacious living room featuring two large east-facing windows, allowing the morning sunshine to fill the home with natural light. Durable vinyl plank flooring extends throughout the main floor. The modern kitchen is designed for both style and functionality, showcasing a large center island, white cabinetry, quartz countertops, a tiled backsplash, stainless steel appliances, and a bright dining area with a south-facing side window. A convenient 2-piece powder room is tucked behind the stairs, with direct access to the attached double garage. Upstairs offers two generously sized bedrooms, a 4-piece main bathroom, a versatile loft with access to a large private balcony, and a spacious primary suite complete with a walk-in closet featuring a window and a bright 4-piece ensuite with a window. The unfinished basement includes a laundry area, bathroom rough-in, and a spacious recreation area with a large window, ready for your future development. Parking is a breeze with the rear-attached double garage, plus ample off-street parking for family and guests. After a busy day, unwind on the west-facing deck, the perfect place to relax with an afternoon coffee while enjoying the warm afternoon and evening sunshine. Conveniently located just minutes from public transit, playgrounds, parks, shopping centres, medical and dental offices, future schools, scenic walking paths, and nearby lakes, this home also offers quick

access to Stoney Trail for an easy commute. Don't miss this fantastic opportunity—book your private showing today!