



GRASSROOTS
REALTY GROUP

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202 Starling Boulevard NW
Calgary, Alberta

MLS # A2348499



\$590,400

Division:	Moraine		
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:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 202 Starling Boulevard NW, a beautifully designed left-side duplex by Brookfield Residential in the growing northwest community of Starling. The Spruce model offers over 1,700 sq. ft. of developed living space above grade, combining contemporary finishes, a functional open-concept layout, and thoughtful details throughout. With west-facing front exposure and an unfinished basement offering future potential, this home is an excellent fit for families, first-time buyers, or those looking for room to grow. The main floor is bright and inviting, with durable flooring flowing throughout the open living, dining, and kitchen areas. At the heart of the home, the modern kitchen features quartz countertops, an oversized island with seating, full-height cabinetry for added storage, a complete appliance package, and contemporary black hardware. Large windows bring plenty of natural light into the space, while the dining area provides direct access to the backyard. A convenient powder room completes the main level. On the upper level, a central bonus room provides an additional living space perfect for movie nights, a play area, or a comfortable family lounge. The spacious primary bedroom offers a relaxing retreat with a walk-in closet and private 4-piece ensuite featuring a dual-sink vanity and tiled shower with an acrylic base. Two additional bedrooms provide plenty of space for family, guests, or a home office, while a full bathroom and conveniently located upper-floor laundry with washer and dryer complete the level. The unfinished basement provides plenty of opportunity to customize the home to suit your needs, whether envisioned as additional living space, a recreation area, home gym, or future bedrooms. A separate side entrance adds further flexibility for future development. Outside, the home features contemporary curb appeal with a mix of brick,

siding, and warm architectural accents. A rear parking pad provides dedicated off-street parking, while the west-facing front exposure welcomes afternoon and evening sun. Located in Starling, one of northwest Calgary's newest communities, this home offers modern living with convenient access to surrounding amenities and major routes. Designed with Brookfield's Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. Complete with Brookfield Residential's comprehensive new home warranty and the Alberta New Home Warranty Program, the Spruce at 202 Starling Boulevard NW offers stylish, low-maintenance living with the flexibility to grow alongside you.