

# \$544,990 - 1837 Carrington Boulevard Nw, Calgary

MLS® #A2180599

**\$544,990**

3 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 0.04 Acres

Carrington, Calgary, Alberta

**\*\* Price Reduction!!\*\* NO CONDO FEE! NO HOA FEE!** This stunning 2023 **\*\*BRAND NEW\*\*** END-UNIT townhouse offers over 1,987 sqft of living space. Located on a quiet street in a family-friendly neighborhood, the home faces a large green space set to become a community park and school in the future. Carrington Plaza, with amenities like NoFrills, McDonald's, and medical clinics, is just a 2-minute walk away. A spacious front porch welcomes you, leading to a foyer that opens to a large dining area perfect for gatherings. The kitchen features modern cabinets with crown molding, quartz countertops, and upgraded luxury vinyl plank flooring throughout the property for a luxurious feel. The cozy living room is perfect for family relaxation. Upstairs, two west-facing bedrooms and a 4-piece bathroom provide ample space, while the massive master suite includes a 4-piece ensuite. The upper level also boasts a large bonus/family/rec room and a generously sized laundry room for convenience. The basement is ready for your personal touch, offering potential for additional living space. Plus, the attached double car garage adds extra value. This incredible home is ready to be yours—schedule a showing today before it's gone!

Built in 2023

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2180599      |
| Price          | \$544,990     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,502         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1837 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1W1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer      |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Lighting, Playground |
|-------------------|----------------------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Back Lane, Landscaped, Lawn, Street Lighting, Subdivided |
| Roof            | Asphalt Shingle                                          |
| Construction    | Concrete, Vinyl Siding, Wood Frame                       |
| Foundation      | Poured Concrete                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Days on Market | 154                 |
| Zoning         | DC                  |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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