

# \$545,000 - 1484 Carrington Boulevard Nw, Calgary

MLS® #A2107462

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,491 sqft  
Residential on 0.06 Acres

Carrington, Calgary, Alberta

Step into style and comfort with this stunning 3-bedroom, 2.5-bathroom townhome in the heart of Carrington. Boasting no condo fees, this meticulously maintained property reflects the epitome of pride of ownership with its single-owner history and upgrades.

Spanning a generous approximate 1500 square feet of living space, this home offers a spacious and inviting atmosphere for your family. The main level features a cozy living room where memories are made and cherished, creating the perfect backdrop for quality time together.

The heart of the home lies in its gourmet kitchen, adorned with beautiful stainless steel appliances. Whether you're a culinary enthusiast or just enjoy the occasional home-cooked meal, this kitchen invites you to explore your culinary talents and create delightful dishes.

With the convenience and security of an attached double garage, you can easily shelter your vehicles and navigate daily life, especially during Calgary's ever-changing seasons.

Enjoy the freedom and tranquillity of Carrington's Greenway Park, a sprawling outdoor oasis complete with seating areas, playgrounds, and direct access to the Rotary/Mattamy Greenway Trail System. This vibrant community offers ample family-friendly



amenities, recreational areas, and park benches, fostering connections and creating a sense of belonging.

Experience the convenience of nearby shopping and business services at the Carrington Plaza, including popular retail stores like Nofrills, professional services like Dental & Medical Clinics, a Pharmacy, dining options, Spas, and more. With easy access to public transit and future stops of Calgary's LRT, as well as the expansion of Stoney Trail Westbound, navigating the city is a breeze.

Discover the beauty of Carrington's pedestrian-friendly environment, with walking trails, paths, and approximately 65 acres of green space to explore and enjoy. Whether you're seeking outdoor adventures or simply a peaceful retreat from the hustle and bustle of city life, Carrington offers the perfect blend of convenience and natural beauty.

Welcome home to Carrington, where luxury, convenience, and community come together to create an unparalleled living experience.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2107462    |
| Price          | \$545,000   |
| Sold Price     | \$545,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,491       |
| Acres          | 0.06        |
| Year Built     | 2018        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Sold          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1484 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 0Y7                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central                                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Partially Finished                                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Front Yard, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2024 |
| Date Sold      | March 14th, 2024    |
| Days on Market | 30                  |
| Zoning         | DC                  |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                      RE/MAX House of Real Estate

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