

\$569,900 - 124 Carrington Boulevard Nw, Calgary

MLS® #A2129974

\$569,900

3 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

Welcome to this stunning corner-unit townhouse in the vibrant community of Carrington. With no condo fees or homeowner association constraints, this 3-bedroom, 2.5-bath gem offers the independence and privacy of single-family living with the convenience of a townhouse layout.

As you arrive, you're greeted by a spacious front porch—a cozy feature that adds charm to the entrance of your home. Step inside to discover a bright, open-concept main floor featuring large windows that fill the space with natural light. The beautiful kitchen boasts elegant ivory cabinets and large quartz island that serves as a perfect centerpiece for gatherings. The kitchen seamlessly flows into the designated dining area and the living space, creating an ideal setup for entertaining family and friends. The west-facing backyard bathes the interior in warm sunlight, providing a cheerful and inviting atmosphere.

Outside, the private backyard is ideal for hosting summer barbecues or relaxing with friends. The double detached garage offers ample storage and parking, adding to the convenience of this property.

Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and an ensuite bathroom. The upper-floor laundry is a practical addition, saving you from lugging baskets up and down the stairs. The vinyl sheet flooring not only looks great but also offers durability and ease of maintenance. With large windows throughout, the entire



home is bright and airy. An installed AC unit ensures you'll stay cool and comfortable during the hot summer months.

The unfinished basement provides a flexible space for you to transform according to your needs—whether it's a home gym, a playroom, or additional living space.

Carrington is a highly walkable community situated on rolling hills, offering breathtaking views to the west. Residents enjoy exploring natural wetlands, winding pathways, and an environmental reserve. The neighborhood also features beautiful parks, biking trails, and shopping areas. Enjoy easy access to Stoney Trail for seamless commuting, and take advantage of nearby amenities, including public transportation, shopping centers, pubs, restaurants, schools, and playgrounds.

This home is a rare find with all the comforts you need. Don't miss out on this incredible opportunity—schedule your viewing today and make this exceptional property your new home sweet home!

Built in 2020

Essential Information

MLS® #	A2129974
Price	\$569,900
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	124 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 9th, 2024
Days on Market	1
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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