

\$499,000 - 97 Carrington Boulevard Nw, Calgary

MLS® #A2163417

\$499,000

3 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.04 Acres

Carrington, Calgary, Alberta

Welcome to this stunning townhouse in the vibrant community of Carrington! With no condo fees or homeowner association constraints, this beautifully designed home invites you in with a charming front veranda, leading to a spacious, open-concept main floor.

As you enter through the front foyer, you'll be greeted by a main living area boasting 9' ceilings, durable plank vinyl flooring, and pot lights throughout. The expansive living room and dining area provide plenty of space for family gatherings and entertaining. Overlooking the backyard is a modern kitchen featuring quartz countertops, white cabinetry, stainless steel appliances, a tile backsplash, and a convenient pantry. A 2-piece bathroom and a handy mudroom, located at the back door, lead to the east-facing, landscaped backyard, complete with a deck, patio, and detached single garage.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom that can comfortably accommodate a king-sized bed. The primary suite also offers a walk-in closet and a 3-piece ensuite bathroom with a large walk-in shower. A laundry area and a full 4-piece bathroom complete this upper level.

There's excellent potential for additional living space in the full, unfinished basement.



Located in the beautiful neighborhood of Carrington, you're just minutes from shopping, schools, major routes, Carrington Lake, playgrounds, and other amenities. Plus, you're within walking distance of a new LRT station currently under construction, adding even more convenience to this prime location.

Built in 2023

Essential Information

MLS® #	A2163417
Price	\$499,000
Sold Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	97 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0V7

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior



Interior Features	No Smoking Home, Quartz C
	Walk-In Closet(s)
Appliances	Dishwasher, Electric Range
	Hood Fan
Heating	Forced Air, Natural Gas
Cooling	Full, Sep. HVAC Units
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Back Lane, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	November 14th, 2024
Days on Market	70
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Skyrock
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