

# \$525,000 - 84 Carrington Boulevard Nw, Calgary

MLS® #A2206495

**\$525,000**

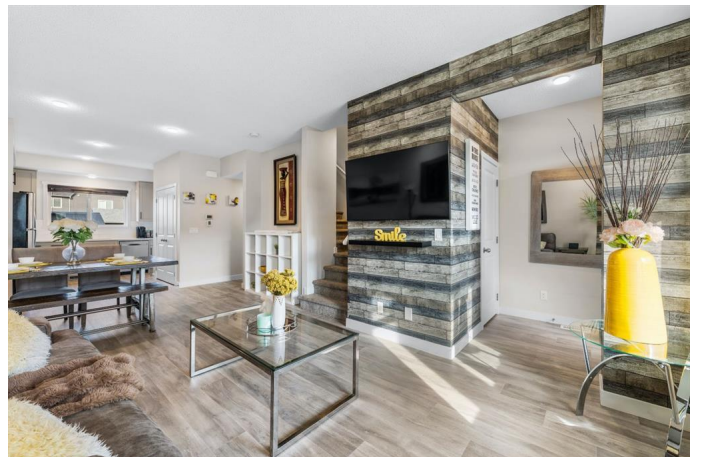
4 Bedroom, 4.00 Bathroom, 1,245 sqft  
Residential on 0.05 Acres

Carrington, Calgary, Alberta

**\*\*\*OPEN HOUSE, Sunday, APRIL 6th  
1:00-3:00pm\*\*\*** No Condo Fees! This townhouse features 4 bedrooms and 3.5 bathrooms. The main floor offers an open-concept design with large windows at the front and back, filling the space with natural light. The modern kitchen is well-appointed with a full stainless steel appliance package, stone countertops, tile backsplash, and ample cupboard space. A window over the kitchen sink provides a view of the fully fenced backyard, so you can watch the kids play! The kitchen is open to the spacious dining area and the living room at the front of the home. The upper level includes laundry, 3 bedrooms, and 2 full bathrooms, including the primary bedroom with a walk-in closet and a private ensuite. The fully finished basement features the 4th bedroom, another full bathroom, and a rec/media room with a built-in electric fireplace. The property is conveniently located just down the street from a shopping center and offers parking via the back lane, with potential for a future garage. Carrington, located in Calgary's northwest quadrant, provides easy access to major routes like Stoney Trail and Deerfoot Trail, making commuting to the airport, the mountains, or around the city a breeze!

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2206495      |
| Price          | \$525,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,245         |
| Acres          | 0.05          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 84 Carrington Boulevard Nw |
| Subdivision | Carrington                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 1K8                    |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Alley Access, Parking Pad, Unpaved |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | M-G              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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