

84 Carrington Boulevard NW
Calgary, Alberta

MLS # A2206495



\$525,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad, Unpaved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-G

Utilities: -

Inclusions: Storage Shed, TV Mounts (TV's excluded)

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!