

# \$535,000 - 1849 Carrington Boulevard Nw, Calgary

MLS® #A2229886

**\$535,000**

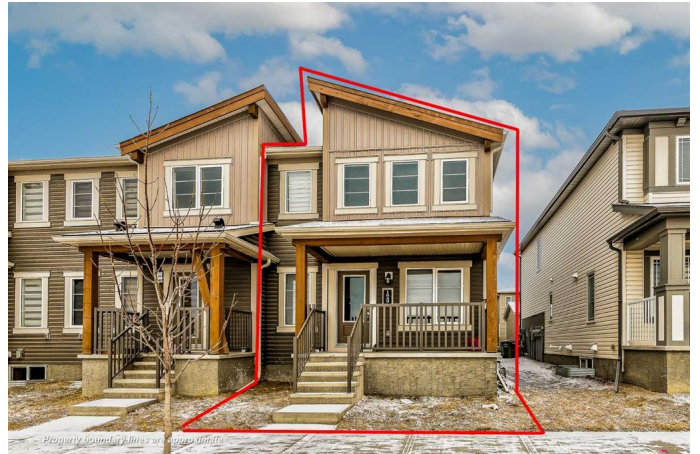
3 Bedroom, 3.00 Bathroom, 1,498 sqft

Residential on 0.04 Acres

Carrington, Calgary, Alberta

**\*\*Welcome to this stunning end-unit townhome in the vibrant community of Carrington. Built by the award winning Mattamy Homes, this almost 1500 sqft home offers modern design, upgraded features, and the convenience of no condo fees. With additional windows bringing in abundant natural light, this home is both bright and inviting.\*\***Step inside from your front porch (6'7" x 13'6") to an open-concept main floor featuring LVP flooring and a thoughtfully upgraded kitchen with over \$15K in enhancements. The large kitchen island, quartz countertops, gas stove, and stainless steel appliances make this space perfect for both cooking and entertaining. A cozy front porch welcomes guests, adding to the home's curb appeal.\*\*The second floor offers a versatile bonus room, ideal for a home office, play area, or additional lounge space. The primary suite boasts a 4-piece ensuite and a walk-in closet, creating a private retreat. Two additional bedrooms share a full 4-piece main bath, and the convenient upstairs laundry eliminates the hassle of carrying loads up and down the stairs.\*\*Additional Features & Highlights: End-unit with extra windows for more natural light, Double attached garage (410 sqft) for secure parking & storage, Unfinished (544 sqft) basement "ready for your personal touch, Original owners since December 2023 " immaculately maintained

**\*\*Located in the desirable Carrington community, this home offers modern finishes, ample space, and the freedom of no condo**



fees. Don't miss this opportunityâ€”book your showing today!\*\*

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229886      |
| Price          | \$535,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,498         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1849 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1W1                      |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                        |

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Lighting, Playground                                   |
| Lot Description   | Back Lane, Front Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 50              |
| Zoning         | DC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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