

# \$519,900 - 1526 Carrington Boulevard Nw, Calgary

MLS® #A2239408

**\$519,900**

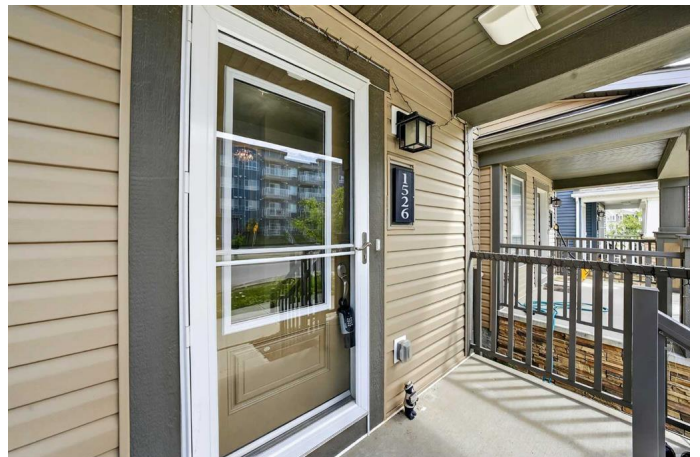
3 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.03 Acres

Carrington, Calgary, Alberta

**BACK TO MARKET DUE TO FINANCING.**

Welcome to the most walkable townhome WITH NO CONDO FEE in the vibrant community of Carrington! Within walking distance, you will find No Frills, McDonald's, coffee shops, restaurants, parks, and even a bus stop right in the front! This beautifully maintained 3 bedrooms and 2.5 bathrooms home with a fully developed basement offers over 1800 SQFT of total living space, combining convenience, functionality and style in a blend. Upon entering you will be impressed by an open-concept layout with beautiful wide vinyl plank flooring throughout the main level. There are big windows flooding the spacious Living room, the modern Kitchen and the Dining room with tons of natural light, which makes the main living space very welcoming. The modern Kitchen features quartz countertops, sleek stainless-steel appliances, double sinks, and ample cabinet storage space. Behind the Kitchen there is a beautiful 2-piece bathroom and more pantry space for your convenience. Additional highlights include central air conditioning for year-round comfort and a double attached garage with direct access to the main floor. Upstairs the spacious Primary Bedroom boasts a walk-in closet, a good-sized 4-piece Ensuite, and a private balcony which is perfect for morning coffee or evening retreats! The two secondary bedrooms are generously sized; each is equipped with large windows that are bright and cozy. A Laundry room and a



4-piece Bathroom on this level for added convenience and comfort for your family. The fully finished basement adds even more versatility with a large recreation room that could be an office or studio too. The move-in ready house is exceptional for growing family looking for a spacious and comfortable house to call home, or for investors exploring their opportunities in one of the fastest developing areas- Carrington in Calgary. Contact your Realtor to schedule a viewing of this incredible home today!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239408      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,434         |
| Acres          | 0.03          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1526 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1N5                      |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                      |
|--------------|--------------------------------------|
| Parking      | Double Garage Attached, Alley Access |
| # of Garages | 2                                    |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | Central Air                                                                                                            |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Finished, Full                                                                                                         |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped, Rectangular Lot        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 33              |
| Zoning         | DC              |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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