

1514 Carrington Boulevard NW
Calgary, Alberta

MLS # A2217480

\$575,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Interior Lot, Level, Paved, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Wall mounts are included in home sale price		

NO CONDO FEES !! Welcome to one of Carrington's most accessible townhomes, close to Stoney Trail, Deerfoot Trail, Calgary Airport, shopping, transit and playgrounds. Large 3 bedroom home, double attached garage, open main floor concept with 9ft ceilings, sunny and huge raised level deck, wide front covered veranda porch with a west view, plenty of storage and a basement awaiting your personal touch to develop. Open kitchen design with quartz counter tops, all stainless steel appliances, informal eating bar that looks over the dining area and living room. Bright sunny living room completes your relaxing living space on the main level. Inviting expanded front entrance is perfect when greeting guests, a mud room off the garage is spacious. Upper level master bedroom with ensuite and walk in closet looks over the raised deck. Two other bedrooms can be used for children, guests or at home work space. The downstairs is undeveloped and you can plan to build out as this space has room for storage, create a bedroom with a window, rough-in plumbing for a bathroom, a laundry room or an exercise room. Paved laneway provides access to the wide double garage designed to allow for extra storage should you need it.