

**1217 CARRINGTON Boulevard NW**  
**Calgary, Alberta**

**MLS # A2300015**



**\$559,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, On S		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Sewer, Water

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Venetian Blinds

**\*\*OPEN HOUSE!! Saturday April 25 from 1:00-3:00 pm AND Sunday April 26 from 2:00-4:00 pm!!\*\*** Welcome to this immaculate 1542.59 sq ft end-unit two store townhouse in the desirable community of Carrington. Offering 3 bedrooms, 2.5 bathrooms with an additional 729.18Sq ft unfinished basement with 9 foot ceilings + a double garage, this home combines modern design with everyday functionality. As you enter the foyer you notice the 9' ceilings. The main floor features a bright, open-concept layout with large windows that flood the space with natural light enhanced by the added privacy and extra light of an end unit. The kitchen is both stylish and functional, complete with quartz countertops, stainless steel appliances, a gas stove, and a large island with plenty of storage, perfect for cooking, entertaining, and gathering with family and friends. The dining and living areas flow seamlessly together, creating a comfortable and inviting space. There is a mud room with a bench and closet that leads to the SOUTHWEST backyard walking onto a spacious railed cedar deck with privacy screen, natural gas line for BBQ perfect for relaxing and entertaining in your own outdoor retreat. Step down to a beautifully maintained fenced backyard, where you can relax and enjoy your outdoor activities. As you walk upstairs, you'll find all three bedrooms, including a spacious primary suite with a walk-in closet for storage and a private ensuite which includes dual sinks, private toilet and a modern glass/tiled walk-in large shower. Convenient second-floor laundry makes day-to-day living that much easier, right where you need it most. Down the hallway you have another 4 pc bathroom with soaker tub, perfect after a long day of work/activities. The 2nd + 3rd bedrooms are spacious which can also be used for family/guests or as an office. Heading back down to the

main level you are welcomed by a 2 pc bathroom + the unfinished basement that offers a blank canvas, ready for you to create the space that suits your lifestyle, whether that's a home gym, media room, bedroom or additional living area. Take advantage of the many upgrades this home provides such as gorgeous KOHLER faucets, garburator, under cabinet lighting, plank flooring throughout including upstairs, and newly replaced shingles (2025) great for insurance. Located close to parks, pathways, wetland areas, schools, shopping, and major routes such as Stoney Trail, Deerfoot and Centre Street, this home offers the perfect balance of comfort, convenience, and low-maintenance living. An excellent opportunity to own a bright, well-designed end-unit townhouse. There are 12 virtual staging photos in this listing. Book your showing today.