

# \$569,900 - 1209 Carrington Boulevard Nw, Calgary

MLS® #A2243292

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

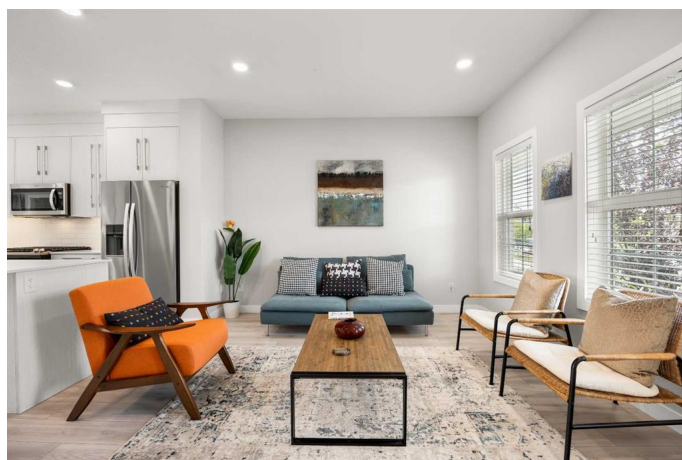
Residential on 0.05 Acres

Carrington, Calgary, Alberta

Discover this beautifully designed 3 Bedroom, 2.5 Bathroom townhome with no condo fees, offering 1,500 sq.ft. of stylish and functional living space in a prime family-friendly location. Set in the growing community of Carrington, you'll enjoy access to scenic walking paths, parks, future schools, and convenient routes like Stoney Trailâ€”making it an ideal place for families and commuters alike.

The main floor features 9 ft ceilings and an open-concept layout that seamlessly connects the bright Living Room, modern Kitchen, and spacious Dining Area. Laminated flooring runs throughout the entire home, creating a cohesive and low-maintenance living environment. The white Kitchen is equipped with a centre island with eating bar, quartz countertops, and stainless steel appliancesâ€”perfect for everyday living and entertaining. A wall-length mirror in the Dining Room enhances the sense of space and light. From here, step into the Mud Room with built-in bench and storage, which leads out to the large rear deck with gas line for BBQ.

The upper level offers a generous Primary Bedroom with a tray ceiling, adding architectural interest and a sense of openness. It also features a walk-in closet and a 4-piece ensuite with double vanity, quartz countertops, and a tiled standing shower. Two additional well-sized bedrooms, a second 4-piece bath, and a convenient upper-level laundry room



provide comfort and practicality for a growing family.

The unfinished basement with 9 foot ceiling height, rough in plumbing for future bathroom and awaits your future development ideas. Enjoy a fully fenced backyard and an insulated double detached garage with backlane access. Complete with central A/C, this home is an exceptional opportunity for comfortable, low-maintenance living in one of NW Calgary's most desirable new communities.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2243292      |
| Price          | \$569,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.05          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1209 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1M2                      |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 1               |
| Zoning         | R-2M            |

## Listing Details

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

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