

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

MLS® #A2243292

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

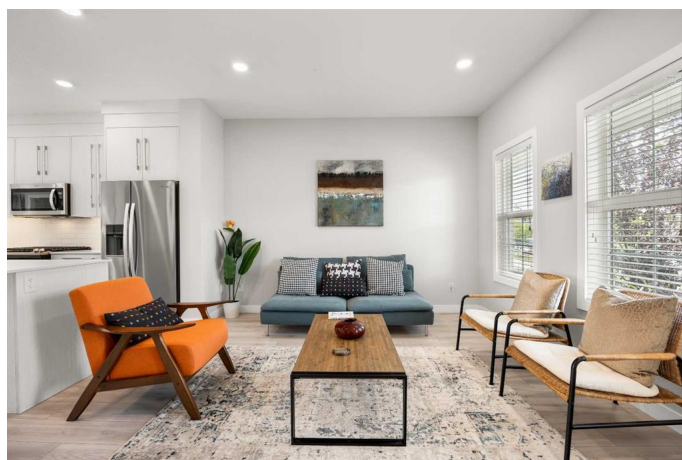
Residential on 0.05 Acres

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	4
Zoning	R-2M

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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