# \$609,999 - 1154 Carrington Boulevard Nw, Calgary

MLS® #A2222805

## \$609,999

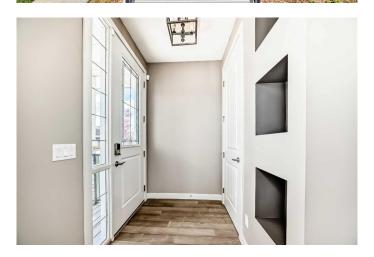
4 Bedroom, 4.00 Bathroom, 1,423 sqft Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom duplex nestled in the vibrant Carrington community of NW Calgary. Boasting over 2,000 sq. ft. of thoughtfully designed living space and 9-foot ceilings on the main floor, this home seamlessly blends modern elegance with everyday functionality. Recent enhancements to the property include fresh paint in most rooms, newly painted deck and front entrance, professionally cleaned carpets and roof with warranty. The bright, open-concept main floor is bathed in natural light from its southwest exposure. The gourmet kitchen features stainless steel appliances, quartz countertops, a stylish tiled backsplash, ample cabinetry, and a large island with an extended breakfast barâ€"perfect for both daily living and entertaining. A welcoming living area, dining space, and convenient half bath complete this level. Upstairs, the primary suite offers a serene retreat with a 4-piece ensuite and spacious walk-in closet. Two additional bedrooms, a 4-piece main bathroom, and a laundry closet provide comfort and convenience for the whole family. The fully finished basement expands your living space with a versatile recreation room, a 3-piece bathroom, and extra storageâ€"ideal for a home office, gym, or guest suite. Outside, enjoy the benefits of a double detached garage with back alley access. Situated in a family-friendly neighborhood, this home is close to parks, schools, shopping centers,







restaurants, daycares, and grocery stores, with quick access to Stoney Trail for a seamless commute. Don't miss out on this incredible opportunityâ€"book your viewing today!

#### Built in 2019

## **Essential Information**

MLS® # A2222805 Price \$609,999

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,423 Acres 0.08 Year Built 2019

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1154 Carrington Boulevard Nw

Subdivision Carrington
City Calgary
County Calgary
Province Alberta
Postal Code T3P1L8

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking

Home, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Family Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Corner Lot, Garden, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 7

Zoning R-2M

# **Listing Details**

Listing Office Royal LePage Solutions

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