

# \$534,000 - 1813 Carrington Boulevard Nw, Calgary

MLS® #A2218422

**\$534,000**

3 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.03 Acres

Carrington, Calgary, Alberta

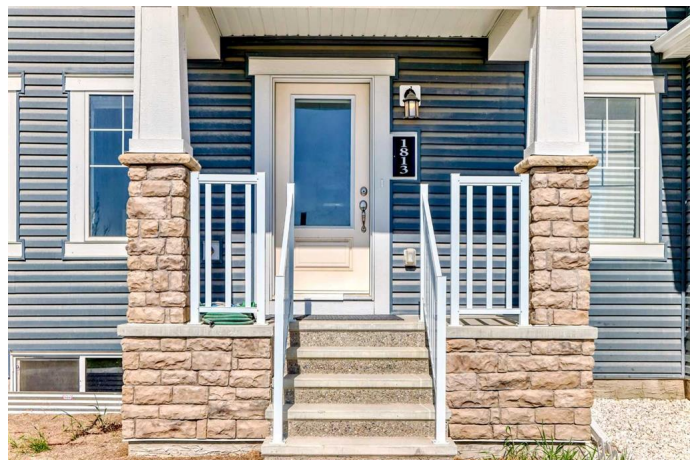
Welcome to this stunning, brand-new townhome with no condo fees, ideally located in the vibrant Carrington community—right across from a future school site.

This thoughtfully designed home features a charming front veranda and a rare double rear-attached garage. Step inside through the front entrance into a functional foyer that flows seamlessly into the open-concept dining room, kitchen, and great room—perfect for both everyday living and entertaining.

From the garage, you'll enter into a convenient mudroom with direct access to the kitchen. Upstairs, you'll find three spacious bedrooms, including a generously sized primary suite complete with a walk-in closet and private ensuite. Down the hall, you'll discover two additional bedrooms, a full main bath, a laundry room for added convenience, and a bonus room—ideal for a home office, playroom, or media space.

The unfinished basement awaits your personal touch and creative vision.

This home's prime location offers easy access to nearby amenities, grocery stores, and planned schools. Plus, you're just a 10-minute drive to CrossIron Mills Shopping Centre and only 15 minutes from the airport.



Don't miss your chance to own this exceptional property in Carrington. Schedule your private viewing today and envision the lifestyle that awaits you!

Built in 2024

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218422               |
| Price          | \$534,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,437                  |
| Acres          | 0.03                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1813 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1W1                      |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |

|                 |                                   |
|-----------------|-----------------------------------|
| Heating         | Forced Air, Natural Gas           |
| Cooling         | None                              |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Family Room, Decorative, Electric |
| Has Basement    | Yes                               |
| Basement        | Full, Unfinished                  |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Lot Description   | Other                              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | DC            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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