

# \$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

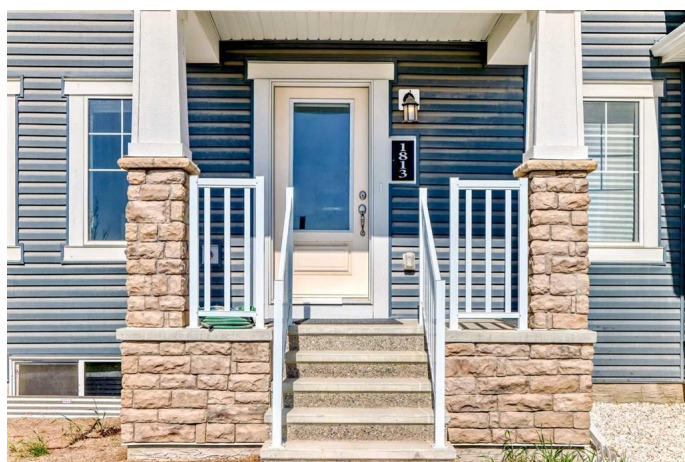
Welcome to this stunning, brand-new townhome with no condo fees, ideally located in the vibrant Carrington communityâ€™ right across from a future school site.

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 roomâ€™ 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, youâ€™™ discover two additional bedrooms, a full main bath, a laundry room for added convenience, and a bonus roomâ€™ 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.



Donâ€™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	Decorative, Electric, Family Room
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	27
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.