

# \$559,000 - 1209 Carrington Boulevard Nw, Calgary

MLS® #A2243292

**\$559,000**

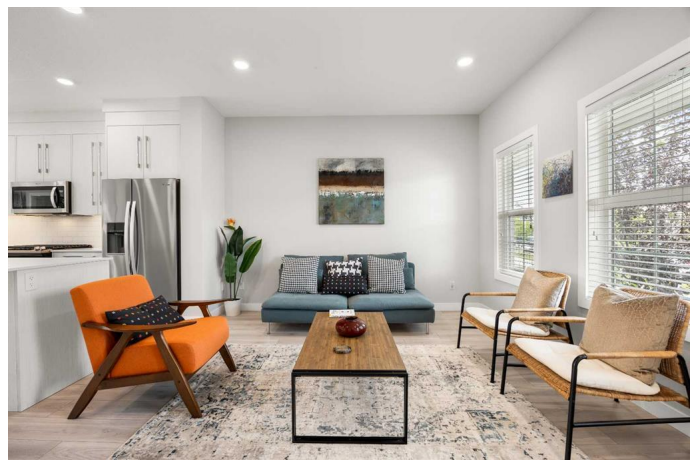
3 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 0.05 Acres

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 Trail—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 appliances—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	\$559,000
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	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s), Bathroom Rough-in
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	38
Zoning	R-2M

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.