

# \$525,000 - 96 Carrington Boulevard Nw, Calgary

MLS® #A2245858

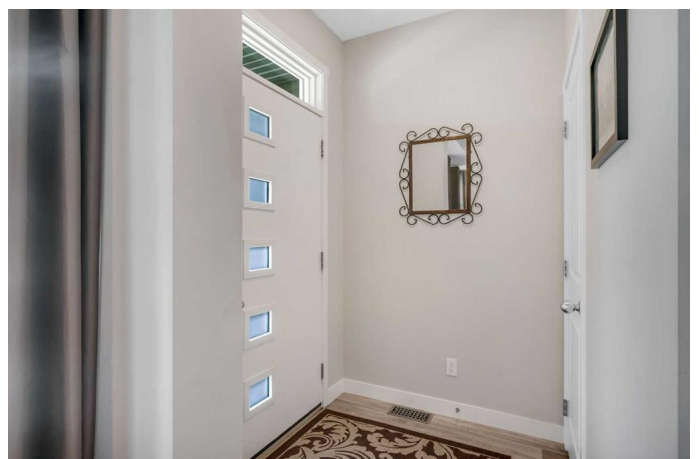
**\$525,000**

4 Bedroom, 4.00 Bathroom, 1,236 sqft

Residential on 0.05 Acres

Carrington, Calgary, Alberta

MODERN & WARM 2-STOREY 4-BED TOWNHOME WITH FULLY FINISHED BASEMENT & FENCED YARD IN CARRINGTON! Welcome to 96 Carrington Blvd NW – a stylish and functional 4-bed, 3.5-bath home offering over 1,800 SQFT of developed living space in the NW family-friendly community of Carrington. With thoughtful upgrades, a well-designed floor plan & fenced-in private yard, this home offers everything a family may need for years to come, all for a great value! Walking up to the home, the first thing you’ll notice is the charming front porch framed by a neatly maintained lawn, creating a warm and welcoming first impression. Stepping through the front door, you’re greeted by a bright foyer that opens to a spacious living room at the front of the home, with large windows that bring in abundant natural light. The main floor flows into a central dining room – perfectly positioned for family meals or hosting friends – and adjacent to the kitchen for easy entertaining. The kitchen features warm tan cabinetry with modern hardware, Quartz countertops, a subway tile backsplash, and stainless steel appliances. A window above the sink overlooks the yard, while ample cabinetry and counter space make meal prep a pleasure. At the back of the home, a practical mudroom with built-in shelving for extra storage gives direct access to the fenced backyard. Enjoy summer evenings and morning coffees in the private backyard,



complete with a concrete patio & gas line for BBQs and gatherings. Back inside, a 2-piece powder room for guests rounds-out the main floor. Upstairs, the primary bedroom includes a walk-in closet and a private 3-piece ensuite with a walk-in shower. Two additional bedrooms, each with good closet space, share a bright 4-piece main bathroom. The laundry area is conveniently located on this level, saving you trips up and down stairs. The fully finished basement offers a comfortable large 4th bedroom, another full 4-piece bathroom, and a large rec room – perfect for a media lounge, play space, or hobby space. The home does have back alley access to a paved parking pad in the back plus extra parking in the front. Located in Carrington, just steps away from the newly completed Carrington Station which is a robust modern plaza and shopping centre that includes a grocery store, day care, several dining options & more. You are minutes from several playgrounds like Livingston Park & Space Jam Park, and green spaces like the Carrington & Livingston West Ponds right in the neighbourhood. Access to the rest of the city is easy through several major roadways nearby including Stoney Trail, Country Hills Blvd & Deerfoot Trail. Jumping in the car: Downtown is a 21 min drive (25.6KM), Airport is a 13 min drive (14.6KM), & Banff is a 1 hr 23 min drive (131KM).

Built in 2019

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2245858  |
| Price          | \$525,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,236     |

|            |               |
|------------|---------------|
| Acres      | 0.05          |
| Year Built | 2019          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 96 Carrington Boulevard Nw |
| Subdivision | Carrington                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3P 1K8                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Alley Access, Parking Pad, Paved |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                              |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage, Dog Run                                |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 21               |

Zoning

M-G

Listing Details

Listing Office

RE/MAX First

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