

# \$620,000 - 1006 Carrington Boulevard Nw, Calgary

MLS® #A2239142

**\$620,000**

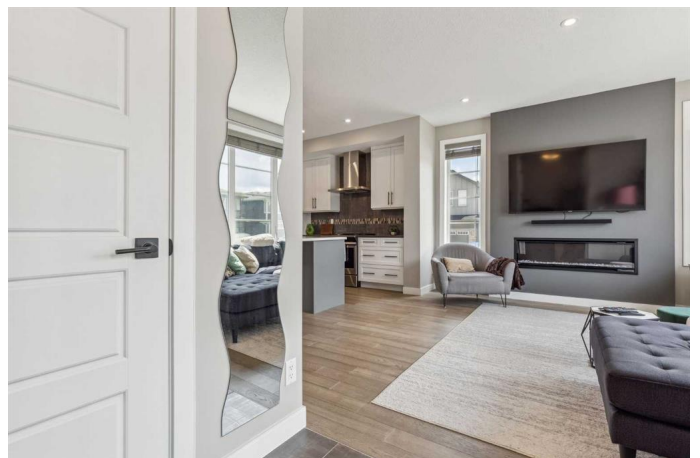
3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to this wonderful Carrington Semi-Detached property. This home is located on an exceptionally large, corner lot with extra parking for yourself and your guests!

This property is just steps to the walking/biking paths of Carrington's green spaces and pond system. The main floor offers functional luxury with nine foot knock down ceilings and eight foot interior doors! The living room features a large modern fireplace, and lighted nooks for your favourite artwork. Quartz counters, stainless steel appliances, including a hood fan and a spacious pantry are features in the kitchen. The dining area is adjacent to this making for a wonderful, open living space. Unique to this property is a separate main floor office/music room with its own private entry with a concrete walkway and gate to the side parking area! All the windows in this highly energy efficient home are triple pane! Downstairs is unfinished ready for your creative ideas, it has three large windows for lots of light. Upstairs you will find a large primary bedroom with a large walk in closet and a luxurious five piece en-suite bath. There are two additional bedrooms, a full bathroom and large laundry area to round out this bright and inviting top floor space. The backyard has an attached deck with gas line for a BBQ; also there is a large concrete patio area perfect for summertime entertaining! The double garage has a roughed in gas line, a large capacity electric panel and an upgraded garage door. All with easy access to the street via a paved



back alley.

This is an excellent property! make it your home!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239142               |
| Price          | \$620,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,560                  |
| Acres          | 0.08                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1006 Carrington Boulevard Nw |
| Subdivision | Carrington                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3P 1L8                      |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached, Garage Door Opener, 220 Volt Wiring |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Bookcases, Kitchen Island, No Animal Home, No Smoking Home              |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Central, Natural Gas                                                    |

|                 |                       |
|-----------------|-----------------------|
| Cooling         | None                  |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Full, Unfinished      |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line           |
| Lot Description   | Back Yard, Corner Lot  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 24              |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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