

**1648 Carrington Boulevard NW**  
**Calgary, Alberta**

**MLS # A2232619**



**\$559,900**

|                  |                                      |               |                  |
|------------------|--------------------------------------|---------------|------------------|
| <b>Division:</b> | Carrington                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                   |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side      |               |                  |
| <b>Size:</b>     | 1,475 sq.ft.                         | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.04 Acre                            |               |                  |
| <b>Lot Feat:</b> | Back Lane                            |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |    |

**Inclusions:** none

**\*\*OPEN HOUSE: July 12th 3:30pm - 5:30pm\*\*** Welcome to 1648 Carrington Blvd NW, a beautifully maintained 3-bedroom, 2.5-bath semi-detached home with an attached double garage, modern finishes, and no extra home owners association or condo fees! With a west-facing front exposure, the home is bathed in natural evening light, making the living spaces feel even warmer and more inviting. The open concept main floor features luxury vinyl plank flooring, quartz countertops, and a sleek electric fireplace that brings style and comfort together. Upstairs, you'll find three spacious bedrooms including a primary suite with a walk-in closet and private ensuite bathroom. A full unfinished basement offers flexibility for future development, and the double attached garage provides everyday convenience and secure parking, ideal for Calgary winters. All of this is located in vibrant, growing Carrington, close to parks, paths, and future commercial development. Whether you're buying your first home or your next smart investment, this one checks all the boxes.