

**64 Carrington Boulevard NW**  
**Calgary, Alberta**

**MLS # A2213086**



**\$500,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

**NO CONDO FEES! NO HOA FEES!** Welcome to this stunning townhouse offering 1,743 sq. ft. of modern, stylish living space—move-in ready and perfectly located on a quiet street in a family-friendly neighborhood. Just steps away from Carrington Plaza and Station, you'll enjoy unbeatable convenience with NoFrills, McDonald's, medical clinics, daycare and more right at your doorstep. Step inside to a bright, welcoming foyer that opens into a spacious open-concept living and dining area—ideal for hosting family and friends. The modern kitchen features elegant cabinetry with crown moulding, granite countertops, and luxury vinyl plank flooring throughout, giving the home a sleek, high-end feel. The cozy living room provides the perfect space to relax and unwind. Upstairs, you'll find a massive, sunlit primary bedroom with a private 3-piece ensuite. A second west-facing bedroom also enjoys its private 4-piece ensuite, offering comfort and privacy for everyone. Private in-suite laundry on the second-floor laundry adds to the home's convenience. The fully finished basement features a spacious recreation area—perfect for entertaining or relaxing—as well as a third bedroom with its 4-piece bathroom, ideal for guests or extended family stays. Relax in the west-facing, low-maintenance backyard with a summer BBQ, then step inside to enjoy the refreshing air conditioning for those hot summer days. Don't miss your opportunity to own this exceptional, fee-free home in a vibrant, growing community!