

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

MLS® #A2245858

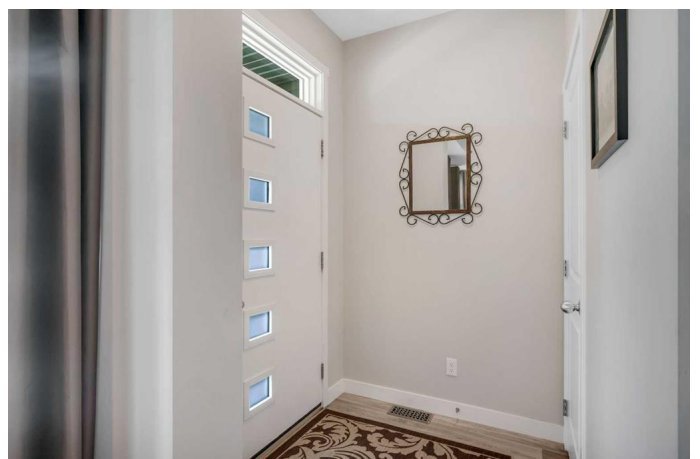
**\$525,000**

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, Dog Run, Private Yard, Storage                                |
| 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 | 15               |

Zoning

M-G

Listing Details

Listing Office

RE/MAX First

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.