

# \$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 propertyâ€”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	12
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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