

\$549,900 - 1648 Carrington Boulevard Nw, Calgary

MLS® #A2248753

\$549,900

3 Bedroom, 3.00 Bathroom, 1,475 sqft
Residential on 0.04 Acres

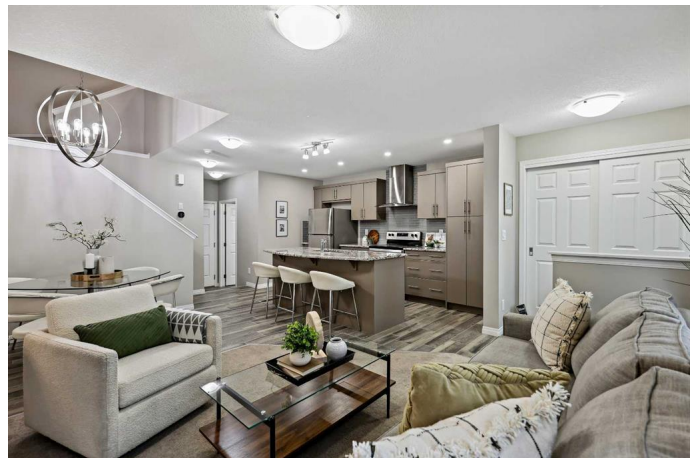
Carrington, Calgary, Alberta

****Open House: Sunday 1:00 - 3:30pm**** Best value in Carrington! This is the lowest-priced duplex currently listed or recently sold in the community, offering an incredible opportunity for first-time buyers or investors looking for a smart purchase in one of NW Calgary's most vibrant neighbourhoods.

Lovingly maintained by its original owners, this home is turnkey and move-in ready. non-smoking, pet-free, and was not a rental home, making it a rare find in today's market. You'll appreciate how clean, cared for, and move-in ready it truly is.

This beautifully maintained 3-bedroom, 2.5-bath home features a double attached garage, brand new roofing and siding, and best of all, **NO CONDO FEES** or **HOA FEES**. Saving you on the monthly costs, with more freedom, and less hassle.

Inside, you'll find a warm, open-concept main floor with luxury vinyl plank flooring, quartz countertops, and a sleek electric fireplace. The west-facing front exposure provides lovely evening light, and the professional staging shows off how comfortable and functional the layout truly is. Upstairs offers a functional and well thought out layout: three bedrooms, a full 4-piece bathroom, upper-level laundry, and a private primary suite complete with a large walk-in closet and ensuite bath. The unfinished basement adds flexibility for future



development.

Located in family-friendly Carrington, close to parks, paths, playgrounds, and future commercial amenities, this home delivers on price, functionality, and long-term potential. No condo fees, no HOA fees, just smart homeownership!

Built in 2020

Essential Information

MLS® #	A2248753
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1648 Carrington Boulevard Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	CIR Realty
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