

\$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, Walk-In Closet(s), Recessed Lighting
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, Few Trees, Landscaped, Lawn, Level, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	1

Zoning M-G

Listing Details

Listing Office RE/MAX First

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