

# \$525,000 - 61 Carrington Rise Nw, Calgary

MLS® #A2218035

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.03 Acres

Carrington, Calgary, Alberta

Welcome to your new home, built by Mattamy. This 3-bedroom, 2.5 bathroom home with No Condo fee is situated in a friendly family community. Open concept kitchen and living room with lots of natural light. The living room has a flat panel TV ready wall prepared by the builder, and a double detached garage with an entrance to the house. Main floor offers a 2 pc bathroom and the mudroom. The second floor offers 3 bedrooms and a bonus room with lots of space for an office or reading area with a walkout to a balcony to enjoy. The prime bedroom has a walk-in closet and 4 pc ensuite. The laundry room is on the second floor. The basement has a rough-in 3 pc bathroom and an optional second laundry location. There is a lot of space in the basement ready to be finished with your personal touch. There is a structural defect warranty until April 29, 2029. Easy access to major routes, Stony Trail & Deerfoot, making commuting to the city, the mountains, and stores very convenient.

Built in 2018

## Essential Information

MLS® #	A2218035
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,455
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	61 Carrington Rise Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Y8

### **Amenities**

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

### **Interior**

Interior Features	Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	12
Zoning	DC

**Listing Details**

Listing Office	Royal LePage Benchmark
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