



## 851 Carrington Boulevard Calgary Alberta

\$620,000

Investor alert!!! Value for money is what describes this well maintained 4 bedrooms and 3.5 bathrooms duplex in the amenity rich and family friendly community of Carrington. With a separate entrance to the fully finished basement, this property is ready to support a large family or act as a mortgage helper to the owner with only a few items remaining to make it a legal suite.. The main level offers an open concept living room/kitchen/dining room layout ensuring a smooth flow within the house. With very large street facing windows, you will have lots of natural light flooding your house. The gourmet kitchen as a quartz island with white cabinetry, lots of storage and stainless steel appliances. There is another large south facing window at the dining area to allow you bask in the evening sun from the comfort of your home. The upper level features a large master bedroom with walk in closets and a 4 piece ensuite bathroom. Two additional bedrooms, another 4 piece bathroom and the laundry room completes this level. The basement which has its own separate entrance is fully finished with a bedroom and a 4 piece bathroom and can be easily converted to a legal suite. There is a parking pad at the back of the house for your vehicles. With easy access to both Stoney and Deerfoot Trails, schools and shopping, this property is strategically located as an excellent investment property. Book your showing now while it is still active. (id:6769)

Family room 10.58 Ft x 17.08 Ft  
 Bedroom 9.25 Ft x 10.00 Ft  
 Storage 3.33 Ft x 4.42 Ft  
 Furnace 7.50 Ft x 9.50 Ft  
 4pc Bathroom 4.92 Ft x 8.08 Ft  
 Other 5.92 Ft x 5.92 Ft  
 Kitchen 9.75 Ft x 14.83 Ft  
 Dining room 7.25 Ft x 12.50 Ft  
 Living room 11.25 Ft x 13.83 Ft

Other 4.25 Ft x 5.83 Ft  
 2pc Bathroom 4.92 Ft x 5.83 Ft  
 Primary Bedroom 11.33 Ft x 13.50 Ft  
 Bedroom 9.25 Ft x 9.58 Ft  
 Bedroom 9.17 Ft x 9.33 Ft  
 Laundry room 3.33 Ft x 3.33 Ft  
 4pc Bathroom 4.92 Ft x 8.33 Ft  
 4pc Bathroom 4.92 Ft x 7.92 Ft

Listing Presented By:



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 MaxWell Capital Realty

<http://www.kuromendi.com>



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
 cawarawa@shaw.ca