

Carrington

505 - 14225 1 Street NW



THE
McKELVIE
GROUP.com

real
Real Broker



Rick Easthope

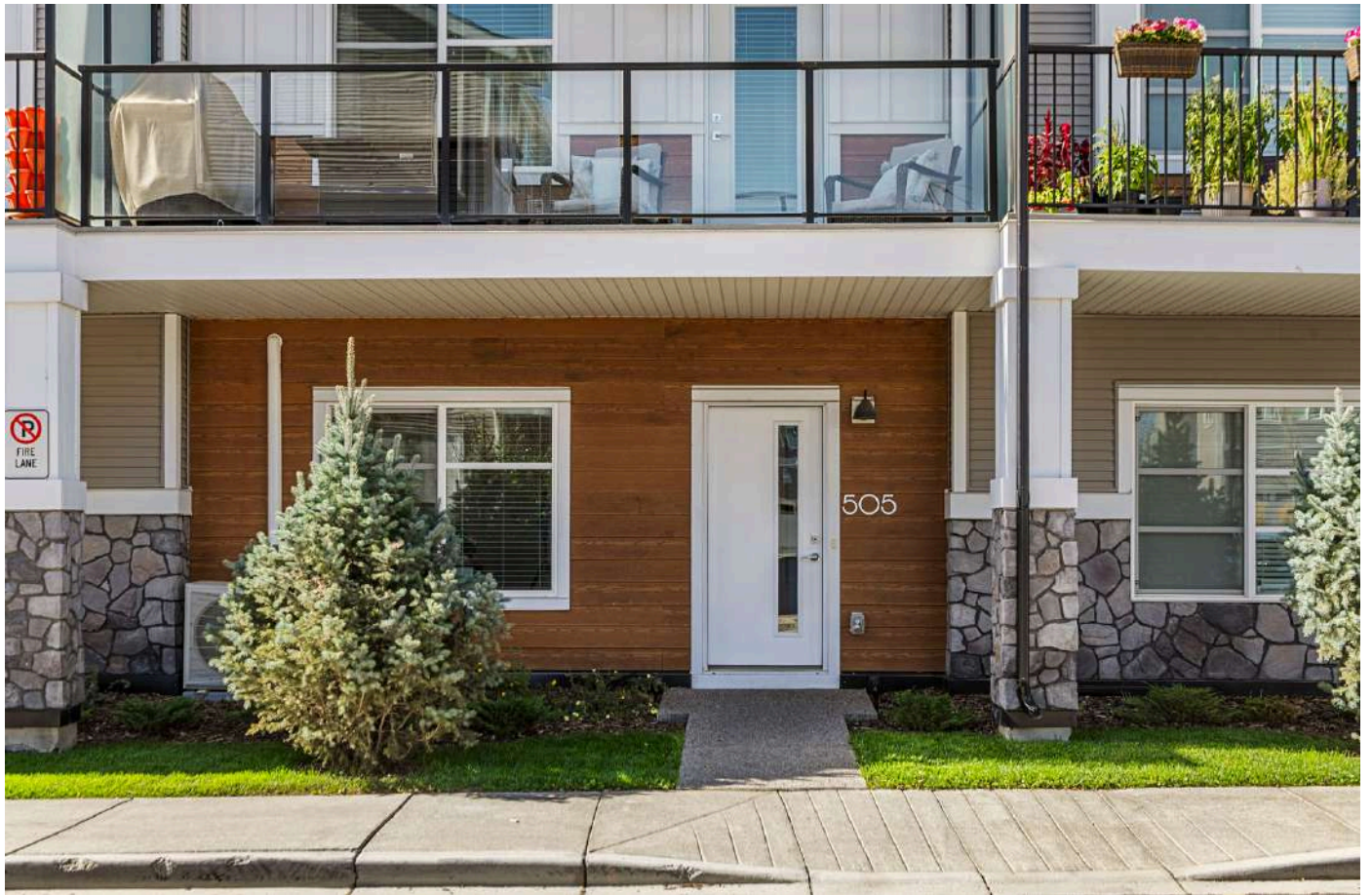
403-999-1397

rick@themckelviigroup.com

www.themckelviigroup.com

505 - 14225 1 Street NW

Welcome to this beautifully upgraded townhome in the vibrant, family-friendly community of Carrington. Living here means you can grab your morning coffee at the nearby plaza, take a jog or bike ride on one of the many trail systems, or enjoy a quick commute downtown or out to the mountains on weekends. This thoughtfully designed four-bedroom, two-and-a-half-bathroom townhome offers 1,675 square feet of Air-Conditioned living space incorporating both modernized style and practicality. As you enter, you are greeted by a versatile main-floor bedroom that can serve as a private home office, fitness room, or guest suite. The attached & drywalled double garage not only provides secure parking it is complimented with a convenient water tap, perfect for keeping your car spotless year-round or rinsing off sports gear. Upstairs, the bright & spacious open-concept second level is ideal for entertaining and everyday living. Large windows fill the space with natural light, highlighting the stylish finishes and upgraded details throughout. The spacious kitchen is a chef's dream, featuring a central island with seating, upgraded quartz countertops, a premium stainless steel appliance package, and plenty of cabinetry and storage solutions. Adjacent to the kitchen is the generously sized dining area creating a warm, welcoming space to gather, perfect for hosting dinner parties with family and friends. Designed for both comfort and sophistication, the living room creates a gathering place to enjoy the latest film release or cheer on your team, then step out to the balcony which is an ideal spot to sip a glass of wine at sunset or enjoy a quiet morning coffee. Completing this level is the private 2-piece powder room. The upper level is thoughtfully designed to be a quiet retreat from the bustle of daily life, with three well-proportioned bedrooms that offer space for everyone. The spacious primary suite feels like your own personal sanctuary, complete with a walk-in closet to keep life organized and a private four-piece spa-inspired ensuite where you can truly unwind. This is a place to recharge, whether that means cozying up with a book, getting ready for a night out, or simply taking a moment for yourself. Two additional bedrooms provide the flexibility to create a children's wing, a dedicated home office, or a guest room. The second full bathroom makes busy mornings smooth and stress-free, while the conveniently located laundry area keeps chores efficient and out of sight. Outside, residents of this well-managed complex enjoy a beautifully landscaped courtyard, plenty of visitor, street parking, and a welcoming community feel. Carrington has an increasing selection of shops, restaurants, and services just steps away, and plans for future schools and even an LRT stop. Whether you are a growing family, a busy professional, investor, or someone looking for a low-maintenance lifestyle with room to host and entertain, this townhome is the perfect blend of comfort, style, and community.



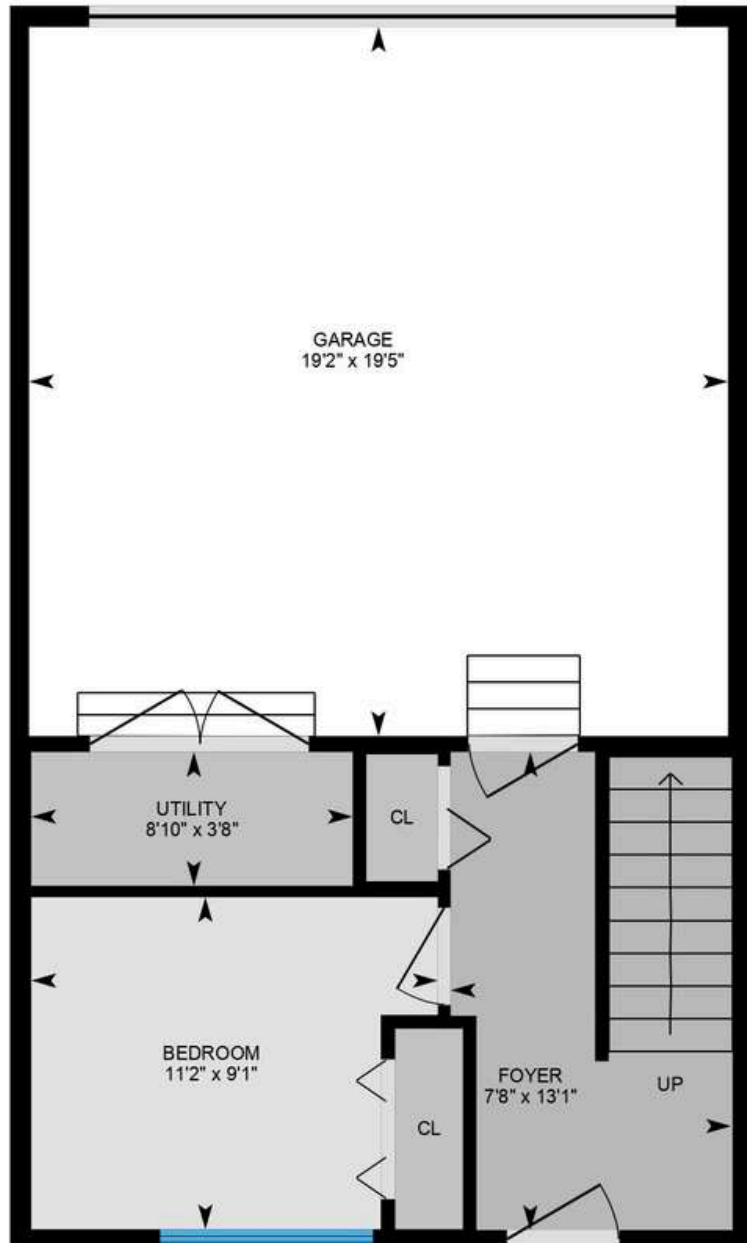
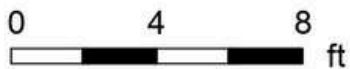
THE FLOOR PLAN

FIRST FLOOR:

EXTERIOR AREA:
285.76 SQ. FT.

INTERIOR AREA:
251.14 SQ. FT

EXCLUDED AREA:
404.82 SQ. FT

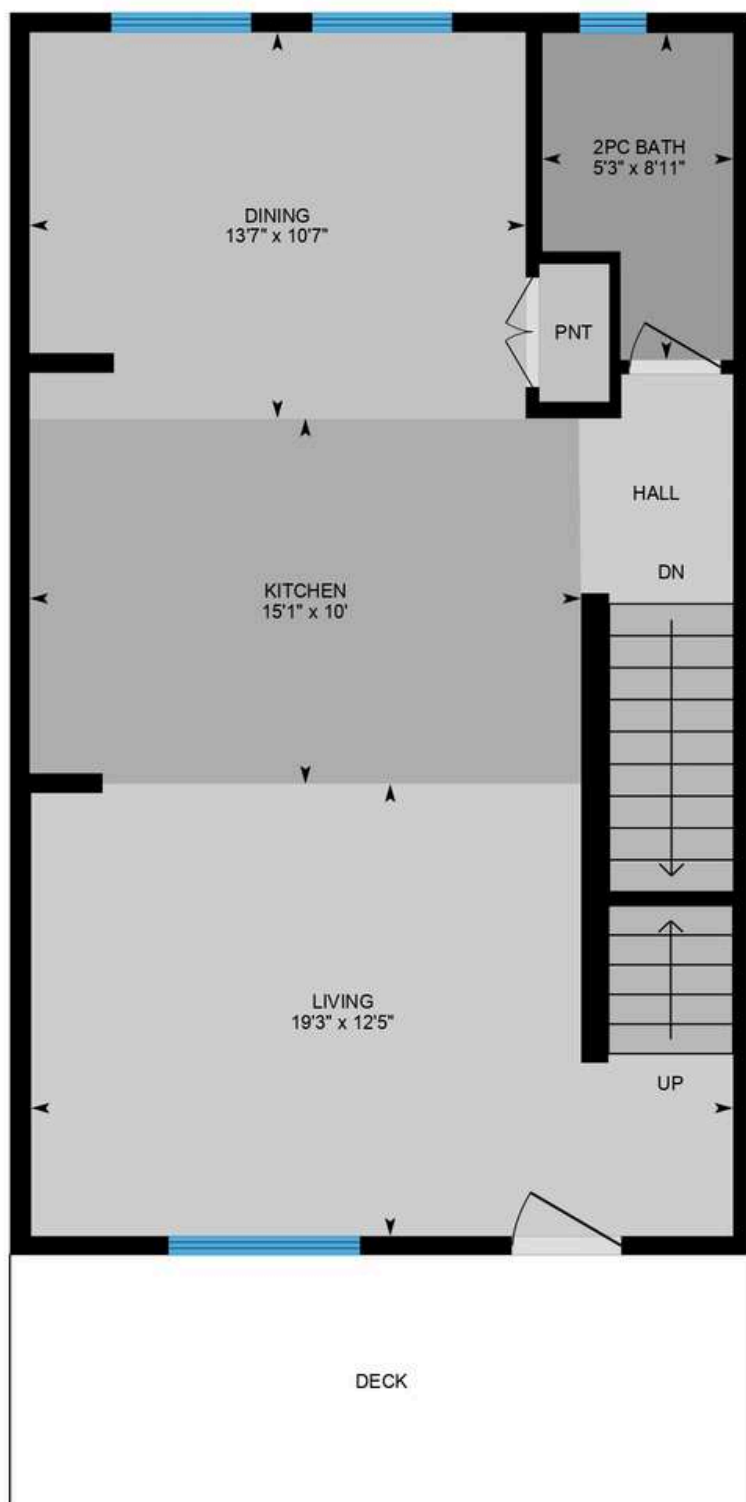
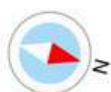


THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
693.89 SQ. FT.

INTERIOR AREA:
635.99 SQ. FT

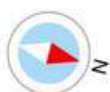
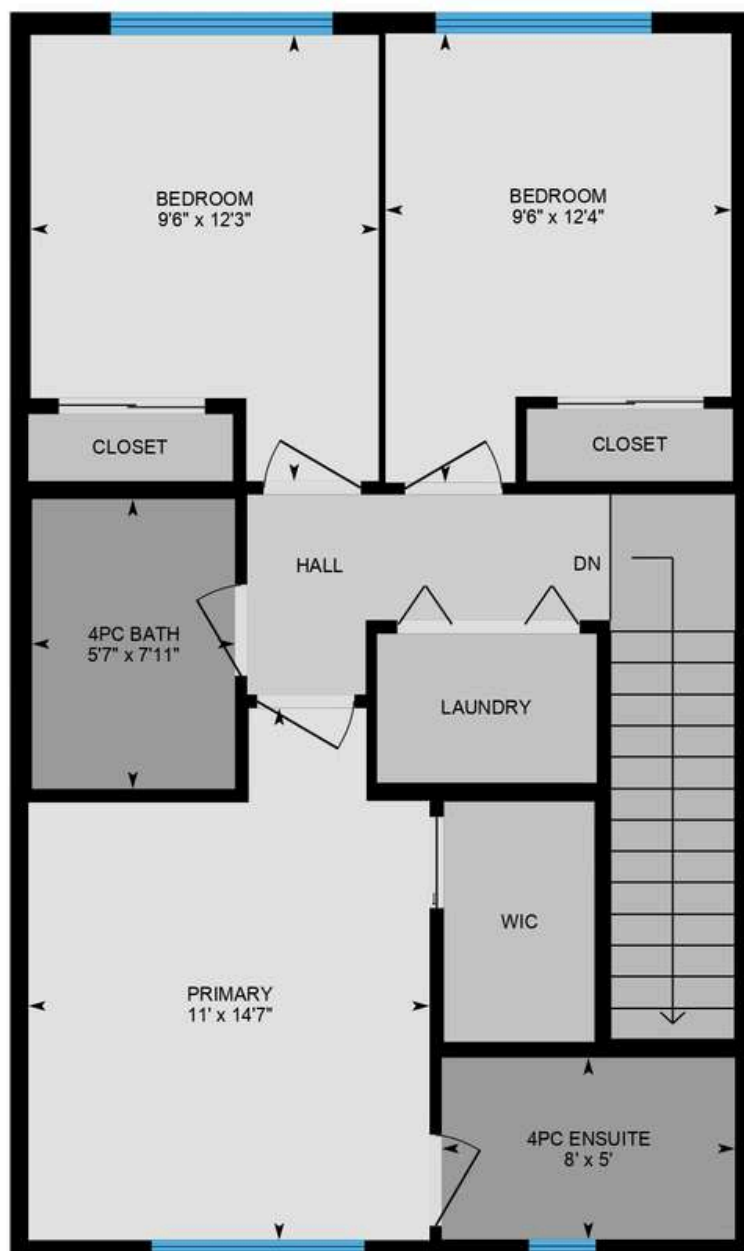


THE FLOOR PLAN

THIRD FLOOR:

EXTERIOR AREA:
695.68 SQ. FT.

INTERIOR AREA:
637.71 SQ. FT



ROOM DIMENSIONS

Main Building

1ST FLOOR

Bedroom: 11'2" x 9'1"
Foyer: 7'8" x 13'1"
Garage: 19'2" x 19'5"
Utility: 8'10" x 3'8"

2ND FLOOR

2pc Bath: 5'3" x 8'11"
Dining: 13'7" x 10'7"
Kitchen: 15'1" x 10'
Living: 19'3" x 12'5"

3RD FLOOR

4pc Bath: 5'7" x 7'11"
4pc Ensuite: 8' x 5'
Bedroom: 9'6" x 12'4"
Bedroom: 9'6" x 12'3"
Primary: 11' x 14'7"

Main Building

1ST FLOOR

Interior Area: 251.14 sq ft
Excluded Area: 404.82 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 285.76 sq ft

2ND FLOOR

Interior Area: 635.99 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 693.89 sq ft

3RD FLOOR

Interior Area: 637.71 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 695.68 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1524.84 sq ft
Excluded Area: 404.82 sq ft
Exterior Area: 1675.33 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 1524.84 sq ft
Excluded Area: 404.82 sq ft
Exterior Area: 1675.33 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



14225 1 Street NW # 505 Calgary, AB T3P 1Y4

Residential

Active

A2260320

PD:

DOM: 1

LP: \$499,900.00

OP: \$499,900.00

Banner:

Upgraded Design Meets Everyday Comfort



Class: Row/Townhouse
County: Calgary
Type: Five Plus
Levels: Three Or More
Year Built: 2022
LINC#: [0039487632](#)
Arch Style: 3 (or more) Storey
Possession: Negotiable
Lot Dim:
Front Length:
Legal Desc: 2310752;18
Legal Pln: 2310752 **Blk:**

City: Calgary
Subdivision: Carrington
Ttl Beds: 4
F/H Bth: 2/1
RMS SQFT: 1,675.33
LP/SF: \$298.39
Suite: No

Lot Size: SF| SM
Lot Depth: M'
Lot: **Condo:** Yes

Zoning: M-1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way

Tax Amt/Yr: \$3,213.00/2025
Loc Imp Amt:
Front Exp: E

Recent Change: **09/30/2025 : NEW**

Public Remarks: Welcome to this beautifully upgraded townhome in the vibrant, family-friendly community of Carrington. Living here means you can grab your morning coffee at the nearby plaza, take a jog or bike ride on one of the many trail systems, or enjoy a quick commute downtown or out to the mountains on weekends. This thoughtfully designed four-bedroom, two-and-a-half-bathroom townhome offers 1,675 square feet of Air-Conditioned living space incorporating both modernized style and practicality. As you enter, you are greeted by a versatile main-floor bedroom that can serve as a private home office, fitness room, or guest suite. The attached & drywalled double garage not only provides secure parking it is complimented with a convenient water tap, perfect for keeping your car spotless year-round or rinsing off sports gear. Upstairs, the bright & spacious open-concept second level is ideal for entertaining and everyday living. Large windows fill the space with natural light, highlighting the stylish finishes and upgraded details throughout. The spacious kitchen is a chef's dream, featuring a central island with seating, upgraded quartz countertops, a premium stainless steel appliance package, and plenty of cabinetry and storage solutions. Adjacent to the kitchen is the generously sized dining area creating a warm, welcoming space to gather, perfect for hosting dinner parties with family and friends. Designed for both comfort and sophistication, the living room creates a gathering place to enjoy the latest film release or cheer on your team, then step out to the balcony which is an ideal spot to sip a glass of wine at sunset or enjoy a quiet morning coffee. Completing this level is the private 2-piece powder room. The upper level is thoughtfully designed to be a quiet retreat from the bustle of daily life, with three well-proportioned bedrooms that offer space for everyone. The spacious primary suite feels like your own personal sanctuary, complete with a walk-in closet to keep life organized and a private four-piece spa-inspired ensuite where you can truly unwind. This is a place to recharge, whether that means cozying up with a book, getting ready for a night out, or simply taking a moment for yourself. Two additional bedrooms provide the flexibility to create a children's wing, a dedicated home office, or a guest room. The second full bathroom makes busy mornings smooth and stress-free, while the conveniently located laundry area keeps chores efficient and out of sight. Outside, residents of this well-managed complex enjoy a beautifully landscaped courtyard, plenty of visitor, street parking, and a welcoming community feel. Carrington has an increasing selection of shops, restaurants, and services just steps away, and plans for future schools and even an LRT stop. Whether you are a growing family, a busy professional, investor, or someone looking for a low-maintenance lifestyle with room to host and entertain, this townhome is the perfect blend of comfort, style, and community.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	0	1	0	0	Bed Abv: 4	Main: 26.55	Mtr2	285.76	SqFt	
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 8	Upper: 64.46	Mtr2	693.89	SqFt	
								Total AG: 155.64	Mtr2	1,675.33	SqFt	

Garage Dims (L x W): 19' 2" x 19' 5"

Property Information

Basement:	None	Laundry Ft:	Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Composite Siding, Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Vinyl
Exterior Feat:	Balcony, Private Entrance	Fencing:	None
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s), Glass Enclosed, See Remarks
Reports:	None		
Parking:	Double Garage Attached, Garage Door Opener, Garage Faces Rear	Total:	2
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Lane, Interior Lot, Private, Rectangular Lot, Street Lighting		
Goods Include:	N/A		



Appliances: Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: Garage Door Opener
Goods Exclude: N/A

Condo Information

Condo Name:	Z-name Not Listed	Post Tension:	No	Condo Fee:	\$331.57/Monthly
Condo Type:	Conventional Condo			HOA:	
Mgmt Co/Ph:	Catalyst Condo Management/844-902-6636			Floor #:	1
Prk Plan Type:	Attached Garage, See Remarks			# Elevators:	
Legal Desc:	2310752/2310752	Prk Stall #:		Total Floors:	
Legal Park:		Storage Type:	In Unit	Common Walls:	2+ Common Walls
Legal Stor:		Locker #:		Unit Exposure:	E
# of Units:	207	Registrd Size:		Unit Factor:	18
Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal			Prk Unit Factor:	
Reg Size Incl:				Floor Location:	Ground
Assoc Amen:	Visitor Parking				
Pets Allowed:	Restrictions				

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
Bedroom	Main	11' 2" x 9' 1"	3.40M x 2.77M	Foyer	Main	7' 8" x 13' 1"	2.34M x 3.99M
Furnace/Utility Roo	Main	8' 10" x 3' 8"	2.69M x 1.12M	2pc Bathroom	Upper	5' 3" x 8' 11"	1.60M x 2.72M
Dining Room	Upper	13' 7" x 10' 7"	4.14M x 3.22M	Kitchen	Upper	15' 1" x 10' 0"	4.60M x 3.05M
Living Room	Upper	19' 3" x 12' 5"	5.87M x 3.79M	4pc Bathroom	3rd	5' 7" x 7' 11"	1.70M x 2.41M
4pc Ensuite bath	3rd	8' 0" x 5' 0"	2.44M x 1.52M	Bedroom	3rd	9' 6" x 12' 4"	2.90M x 3.76M
Bedroom	3rd	9' 6" x 12' 3"	2.90M x 3.73M	Bedroom - Primary	3rd	11' 0" x 14' 7"	3.35M x 4.44M



















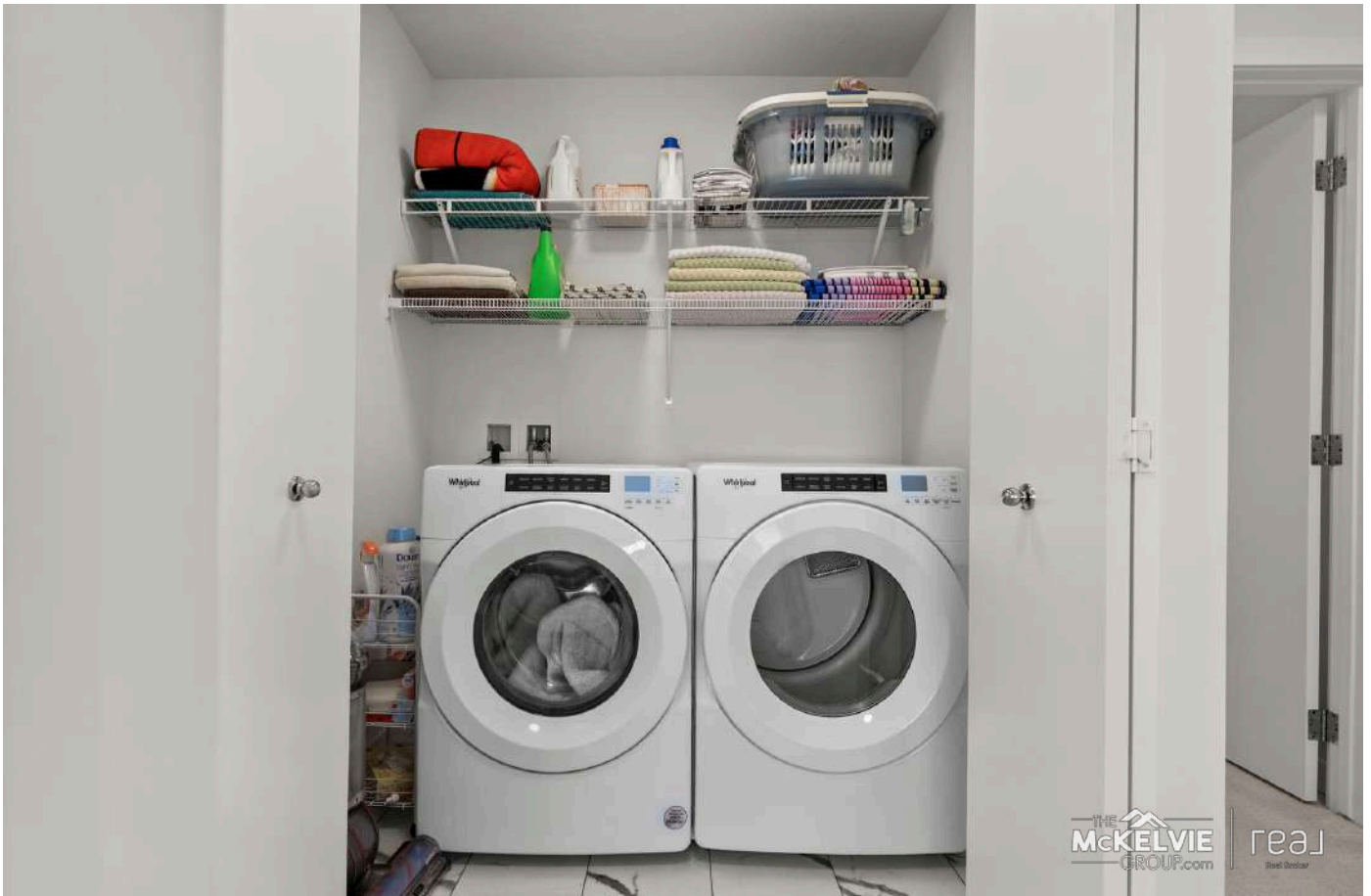






















WELCOME TO
CARRINGTON



THE COMMUNITY

WELCOME TO CARRINGTON

Carrington is a new neighbourhood conveniently located at Centre Street and Stoney Trail NW. Direct access to Stoney Trail makes a trip downtown or a weekend escape to the mountains quick and easy. Sloping lands bring sunshine and beautiful views. With townhomes, duplexes and single family homes, Carrington is a great opportunity to buy new in the Northwest. Genstar brings best practices in sustainable design and more than 65 years of experience to Carrington.

A re-naturalized wetland includes a walking path and lookouts facing the Rockies. A future school site and commercial centre will put education, restaurants, shops and employment opportunities at residents' doorsteps. The future Green Line will connect Carrington to the city centre and beyond.

Carrington does not currently have an incorporated Community Association.

In the City of Calgary's 2018 municipal census, Carrington had a population of 321 living in 131 dwellings. For more detailed info visit the City of Calgary community profiles site.

CITY OF CALGARY COMMUNITY PROFILES

<https://www.calgary.ca/CSPS/CNS/Pages/Research-and-strategy/Community-profiles/Community-Profiles.aspx>

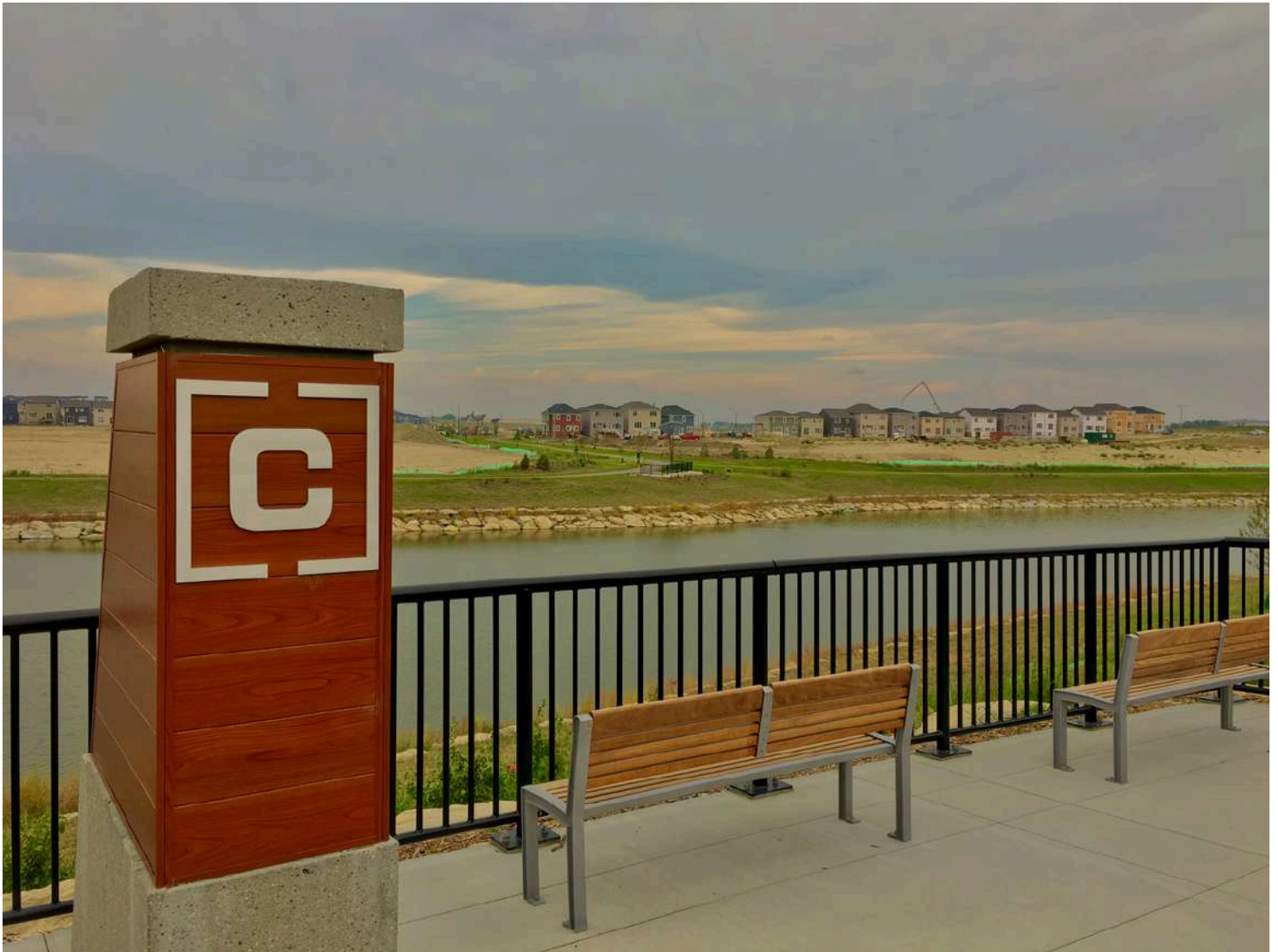
Public Transit: It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>



THE COMMUNITY

WELCOME TO CARRINGTON



STORM WATER POND

Explore parks and play spaces designed for all ages. Stroll or jog on local pathways and take a relaxing stroll around the pond.

The Rotary Mattamy Greenway, or link up to regional pathways throughout the community that connect to the longest urban pathway and park system in North America. Walk, bike, take your inline skates for a spin and more.



THE COMMUNITY

WELCOME TO CARRINGTON

CARRINGTON SKATE PARK & PLAYGROUND

14th Street Northwest and, 140 Ave NW



Stay active and playful in the Greenway Park which features: half basketball court, playground, and skate park area with connections to the Rotary/Mattamy Greenway and Green Corridor. Quick access to neighborhood activity areas such as the Vivo Recreational Centre.

CARRINGTON

LOCALLY

Future retail and commercial in the Greenway Plaza includes No Frills supermarket, banking, a gas station, daycare & more. Everything you need right outside your doorstep.

Close to home in surrounding neighbourhoods, you'll find: popular shopping centres, grocery stores and markets, essential services and recreation facilities. This includes the state-of-the-art Vivo recreation centre, with swimming, skating, yoga, sports facilities and fitness programs for all ages. And with quick access to major routes, getting where you're going is a breeze. Approximately 20 minutes to downtown, 15 minutes to the airport and 10 minutes to the shops, restaurants, movie theatres and attractions of CrossIron Mills, your new home base truly has it all. And with the mountain parks less than an hour away

LOCAL SHOPPING

Close to everything. You will find everything that you need withing minutes.

EVANSTON TOWN CENTRE

2060 Symons Valley Parkway NW

Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants, shops and services.

SAGE HILL PLAZA

Sage Hill Plaza NW

Tenants include: T&T, Walmart, coffee shops, restaurants, shops and services and more.

WALMART SUPERCENTRE

35 Sage Hill Gate NW

OPEN: 7AM to 11PM

587-230-8411



CARRINGTON

LOCAL SHOPPING

GATES OF NOLAN HILL - SHOPPING PLAZA

Nolan Hill Blvd and Shaganappi Trail

Tenants include: Petro Canada, State and Main Pub, Breathe Hot Yoga, Nolan Hill Pet Hospital and more.

CREEKSIDE SHOPPING CENTRE

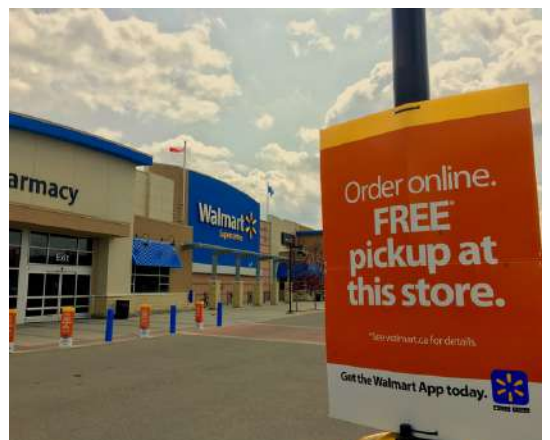
12432 Symons Valley Rd NW

Tenants include: The Local Pub, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



GROCERY STORES

Sobeys - 2060 Symons Valley Parkway

T&T - 10 Sage Hill Way NW

Creekside Co-op - 12000 Symons Valley Rd NW

Walmart Super Centre - 35 Sage Hill Gate NW

Save-On-Foods - 225 Panatella Hill NW

R.C. Superstore - 100 Country Village Rd NE

CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>

NEW HORIZON MALL

260300 Writing Creek Cres, Rocky View No. 44, AB T0M 0E0

<http://newhorizonmall.com/>

CARRINGTON

PARKS & RECREATION



VIVO REC CENTER

11950 Country Village Link NE Calgary, Alberta

Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM

SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>



LIBRARIES

Sage Hill Library -

19 Sage Hill Passage NW. 403-260-2600

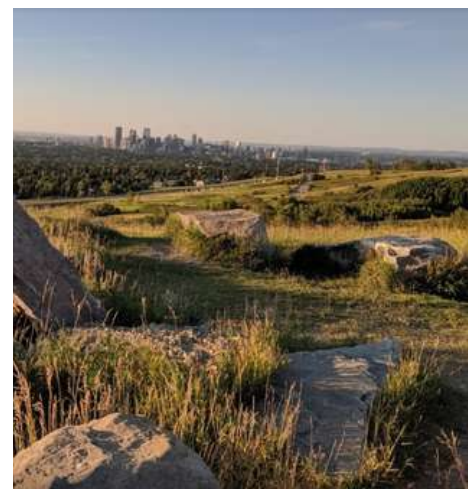
The Country Hills Library -

Located in the VIVO Rec Centre

NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. Created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



THE COMMUNITY - SERVICES

POLICE

CALL 911 FOR ALL EMERGENCIES.

**Calgary Police Service District 7 -
Country Hills**

11955 Country Village Link NE

Phone: (403) 428-6700

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

Residential Fire Station No. 40

121 Sage Bank Crescent NW

Hidden Valley Fire Station No. 36

10071 Hidden Valley Dr NW, Calgary

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

**COCHRANE COMMUNITY HEALTH
CENTRE**

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000 (Switchboard)

**SHELDON M. CHUMIR HEALTH
CENTRE**

(24 HOURS)

1213 4 St SW

403-955-6200

<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

WALK-IN CLINICS

EVANSTON MEDICAL CLINIC

2060 Symons Valley Pkwy NW #8120

403-454-5580

<http://evanstonmedicalclinic.ca/>

SAGE WALK IN MEDICAL CLINIC

35, Sage Hill Gate NW (Walmart)

403-776-6186

NOLAN MEDICAL CLINIC

#402 - 8 Nolan Hill Blvd NW

403-455-5655

<https://nolan.totalhealthsolutions.ca/>

DENTISTS

CREEKSIDE DENTAL CLINIC

12192 Symons Valley Rd NW #4

403-730-8020

<https://www.creeksideclinicdental.com/>

SAGE HILL DENTAL

49 Sage Hill Passage NW

587-619-7247

<https://sagehilldental.ca/home>

THE COMMUNITY

SERVICES



VETS

NORTHWEST ANIMAL HOSPITAL

141 Carrington Plz #110, Calgary, AB
403-930-3500
<https://nwvet.ca/>

SAGE HILL ANIMAL HOSPITAL

116- 65 Sage Hill Plaza NW
403-567-8878
<https://sagehillanimalhospital.com/>

VCA - NORTH VETERINARY HOSPITAL

OPEN 24 Hours
4204 4th Street N.W.
403.277.0135
<https://vcacanada.com/calgarynorth/>



PHYSIO +

EVANSTON PHYSIOTHERAPY AND MASSAGE CLINIC

8210-2060 Symons Valley Pkwy NW
403-455-7666
<https://www.evanstonphysio.ca/>

MOMENTUM HEALTH CREEKSIDE

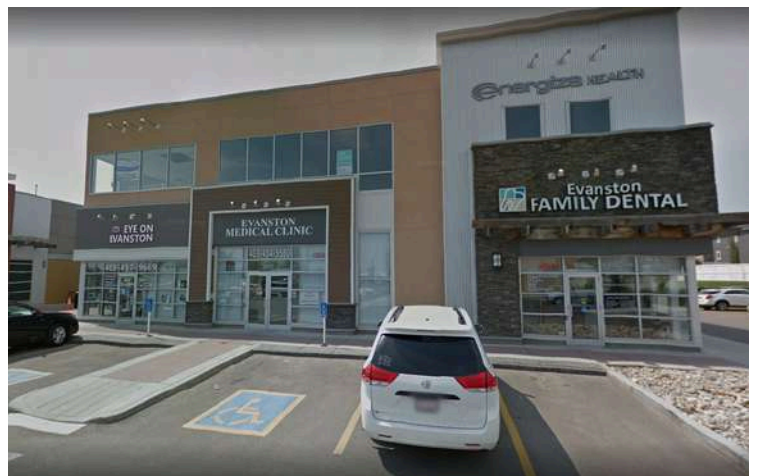
12192 Symons Valley Rd NW #4
403-239-6773
<https://www.momentumhealth.ca/>

SAGE HILL PHYSIOTHERAPY

23 Sage Hill Passage NW
587-535-1230
<http://www.sagehillphysio.com/>

ENERGIZE HEALTH

8230 - 2060 Symons Valley Pkwy NW
403-455-8220
<https://energizehealth.ca/>



SCHOOLS

PUBLIC SCHOOLS

Cambrian Heights School (K-4)

640 Northmount Dr NW

403-777-6150

<https://cbe.ab.ca/CambrianHeights>

Colonel Irvine School (5-9)

412 Northmount Dr NW

403-777-7280

<http://cbe.ab.ca/colonelirvine/>

James Fowler High School (10-12)

4004 4 St NW Calgary

403-230-4743

<http://schools.cbe.ab.ca/b825/>



CATHOLIC SCHOOLS

Monsignor Neville Anderson School (K-6)

327 Sandarac Drive NW

403-500-2094

<https://www.cssd.ab.ca/schools/msgranderson/Pages/default.aspx>

St. Helena School (7-9)

320 - 64 Avenue NW

403-500-2049

<https://www.cssd.ab.ca/schools/sthelena/Pages/default.aspx>

Notre Dame High School (10-12) Catholic

11900 Country Village Link NE

403-500-2109

<https://www.cssd.ab.ca/schools/notredame>



PRIVATE SCHOOLS

Calgary Waldorf School

www.calgarywaldorf.org

Renert School

www.renertschool.ca

Webber Academy

<http://www.webberacademy.ca/>

Mountain View Academy

<http://mountainviewacademy.ca/>

PRE-SCHOOL

Kaleidcope Kids Preschool

212, 8 Nolan Hill Blvd NW

403-547-1020

<https://www.kalkids.com/nolan-hill.html>

Purple Potamus Preschool & Jr. Kindergarten

780-500 COUNTRY HILLS BLVD. NE

403-567-0249

<http://www.purplepotamus.ca/>

CARRINGTON

