

\$614,900 - 170 Carringvue Park Nw, Calgary

MLS® #A2222846

\$614,900

3 Bedroom, 3.00 Bathroom, 1,482 sqft
Residential on 0.08 Acres

Carrington, Calgary, Alberta

**** OPEN HOUSE this SATURDAY, JUNE 7 at 2PM - 4PM **** Donâ€™t miss this Rare opportunity to own this half-duplex with no neighbor behind! Situated on a pie shape lot, this home offers 3 Bedroom, 2.5 Bath, and 1,482 sq ft of living space.

The Main Level features 9 foot ceilings and Luxury Vinyl Plank throughout. Step through the foyer into the bright and east facing open concept floorplan, where youâ€™ll find a spacious Living room and a defined Dining area offers space for everyday meals. The functional Kitchen equipped with Granite Countertops, an eating bar, a Pantry, soft-closing drawers, and a full set of Stainless Steel Appliances. A convenient Half Bath completes this level.

Going to the upper level, the generous Primary Bedroom includes a Walk-In Closet and a private 3-piece Ensuite Bath. Two additional well-sized Bedrooms each feature large picturesque windows and share a 4-piece Bathroom, offering plenty of space for family or guests. A convenient upper-Level Laundry Room adds to the homeâ€™s functionality.

The full and unfinished basement offers endless development potential and includes rough-in plumbing for a future bathroom. Additional features include central air conditioning for year-round comfort and an insulated attached garage for added



convenience and warmth in colder months.

Enjoy the spacious, fully fenced east-facing backyard with a deck and patioâ€”perfect for relaxing or entertainingâ€”with no rear neighbor for added privacy. Located in desirable Carrington, close to shopping, parks, sidewalks, and walking/bike paths, with quick access to Stoney Trail for an easy commute. Schedule your showing today and experience what this home has to offer!

Built in 2018

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2222846 |
| Price | \$614,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,482 |
| Acres | 0.08 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 170 Carringvue Park Nw |
| Subdivision | Carrington |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1L1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

| | |
|--------------|-----------------------------------|
| Parking | Insulated, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 16 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
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