

# \$560,000 - 170 Carringvue Park Nw, Calgary

MLS® #A2259521

**\$560,000**

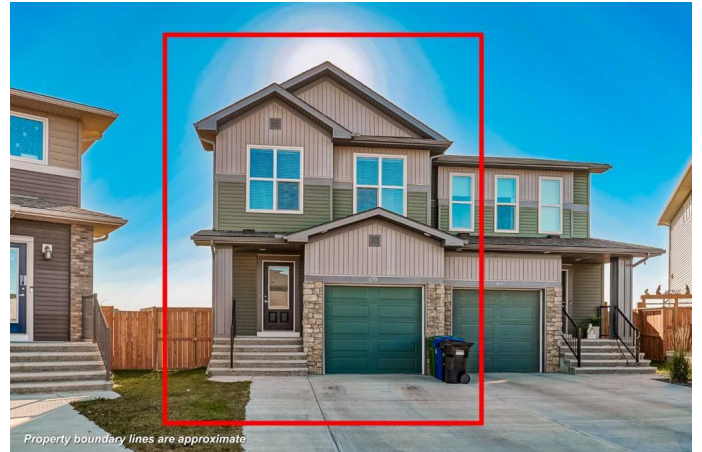
3 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

An Unbeatable Opportunity with Unmatched Privacy

Don't miss this rare chance to own a beautiful half-duplex in the desirable community of Carrington—a home that offers both an incredible value and a peaceful setting. This property stands out from the rest with its unique pie-shaped lot and the huge bonus of no rear neighbors, ensuring a private, serene backyard oasis. Step inside and be greeted by the home's bright, open-concept floor plan, enhanced by soaring 9-foot ceilings and elegant Luxury Vinyl Plank flooring on the main level. The living room is flooded with natural light, creating a warm and welcoming atmosphere. The thoughtfully designed kitchen is a chef's delight, boasting a full set of stainless steel appliances, beautiful quartz countertops, an eating bar, and soft-closing drawers. It's perfectly positioned to serve the spacious dining area, making it ideal for everyday meals and entertaining. Upstairs, the generous primary bedroom is your private retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms offer large windows and share a 4-piece bathroom, providing comfort and space for family or guests. Plus, the convenience of an upper-level laundry room makes chores a breeze. The full and unfinished basement is a blank canvas, giving you the freedom to create a space that perfectly suits your needs, with rough-in plumbing already in place for a future



bathroom. Enjoy year-round comfort with central air conditioning and the added convenience of an insulated attached garage. The true highlight of this home is the expansive, fully fenced southeast-facing backyard, complete with a deck and patio and underground sprinklers. It's a spectacular space for entertaining, gardening, or simply relaxing in complete privacy. Located in a fantastic community with easy access to shopping, parks, and major routes like Stoney Trail, this home offers everything you need and more. This is not just a house; it's the perfect combination of modern living, privacy, and endless potential. Priced to sell, this exceptional home is a smart investment showing today!

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259521               |
| Price          | \$560,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,496                  |
| 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 | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Back Yard, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-G                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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