

# \$574,999 - 230 Carrington Gate Nw, Calgary

MLS® #A2262419

**\$574,999**

4 Bedroom, 4.00 Bathroom, 1,522 sqft

Residential on 0.05 Acres

Carrington, Calgary, Alberta

Stunning 4-Bedroom End Unit Townhouse with  
Illegal Basement Suite in Carrington NW | No  
Condo Fees!

Welcome to this beautifully maintained  
4-bedroom, 3.5-bathroom end unit townhouse  
in the sought-after community of Carrington  
NW Calgary. With no condo fees, a detached  
double garage, and a fully developed illegal  
1-bedroom basement suite, this home offers  
incredible value, comfort, and functionality for  
families or investors alike.

As you arrive, the striking brickwork and wide  
front entry make a bold first impression. Step  
inside to a thoughtfully designed open-concept  
main floor, where natural light floods the  
spacious living room, dining area, and modern  
2-piece powder room – perfect for guests  
and everyday living.

At the heart of the home is a chef-inspired  
kitchen featuring:

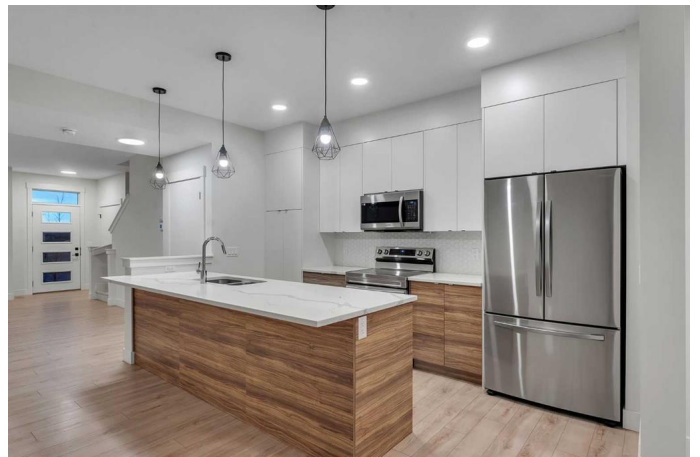
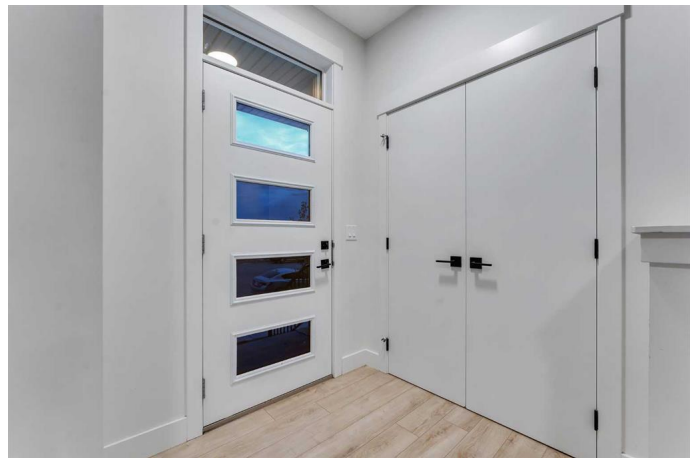
Two-tone cabinetry with soft-close doors

Quartz countertops

Stainless steel appliances

Full-height cabinets for ample storage

Upstairs, you'll find a cozy office nook, ideal for  
remote work or study. The primary bedroom is



a true retreat, boasting a private ensuite, walk-in closet, and breathtaking downtown views right from your window. Two additional bedrooms share a full 4-piece bathroom, and the conveniently located upper-floor laundry makes daily chores a breeze.

The fully developed basement offers even more living space with a separate side entrance, making it perfect for extended family or rental income. It features:

A spacious 1-bedroom illegal suite

Modern kitchen with quartz countertops

Stainless steel appliances

Full 4-piece bathroom

In-suite laundry

(Currently tenant-occupied for your convenience and potential income.)

Additional features include:

Detached double garage “ideal for Calgary winters

Fully landscaped front and backyard “ready for entertaining or relaxing

End unit location “more privacy and extra natural light

This home is located close to parks, walking paths, shopping, public transit, and major roadways for easy commuting. Whether you're a first-time buyer, growing family, or investor, this property checks all the boxes.

Don't miss out on this incredible opportunity! Schedule your private showing today and see all that this exceptional home has to offer.

Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262419      |
| Price          | \$574,999     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,522         |
| Acres          | 0.05          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 230 Carrington Gate Nw |
| Subdivision | Carrington             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1E1                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator                                                       |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Brick, Vinyl Siding  |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 3                 |
| Zoning         | M-G               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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