

# \$579,900 - 170 Carringvue Park Nw, Calgary

MLS® #A2222846

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Don'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 you'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 home'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 patio—perfect for relaxing or entertaining—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          | \$579,900              |
| 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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove

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 92

Zoning R-G

## Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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