

\$550,000 - 170 Carringvue Park Nw, Calgary

MLS® #A2264181

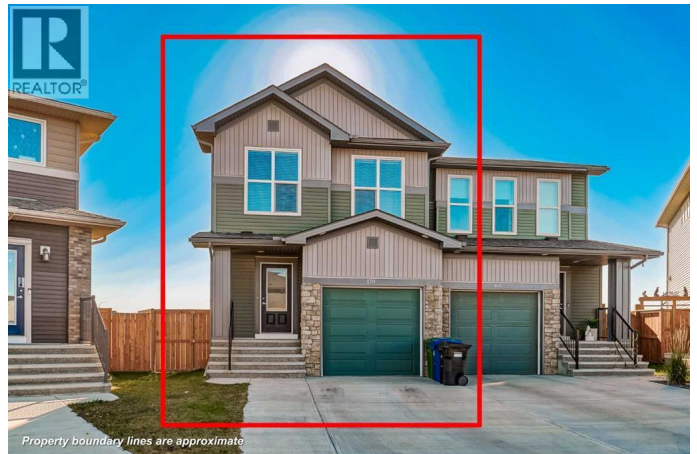
\$550,000

3 Bedroom, 3.00 Bathroom, 1,496 sqft

Single Family 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! (id:6289)

Built in 2018

Essential Information

Listing #	A2264181
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,496
Acres	0.08
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	170 Carringvue Park Nw
Subdivision	Carrington
City	Calgary
Province	Alberta
Postal Code	T3P1L1

Amenities

Amenities	Park, Playground, Schools, Shopping
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Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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