

# \$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

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 13

Zoning R-G

### Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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