

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

MLS® #A2259521

\$560,000

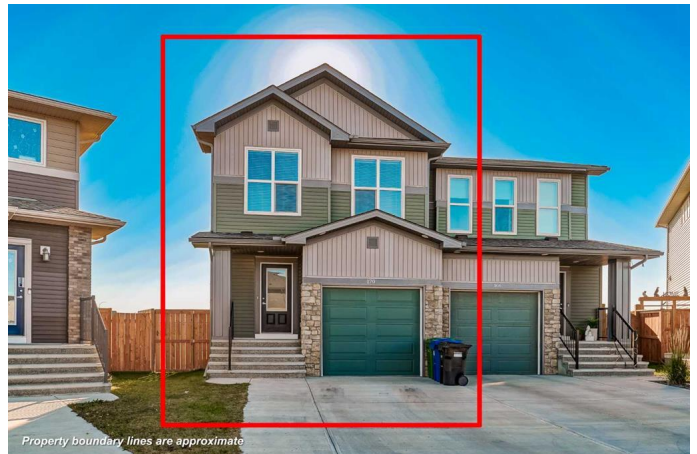
3 Bedroom, 3.00 Bathroom, 1,496 sqft

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	2
Zoning	R-G

Listing Details

Listing Office	eXp Realty
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