

**170 Carringvue Park NW
Calgary, Alberta**

MLS # A2222846



\$614,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,482 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

**** OPEN HOUSE this Sunday on May 25th at 2-4pm**** 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!