

# \$799,000 - 227 Carringvue Place Nw, Calgary

MLS® #A2205985

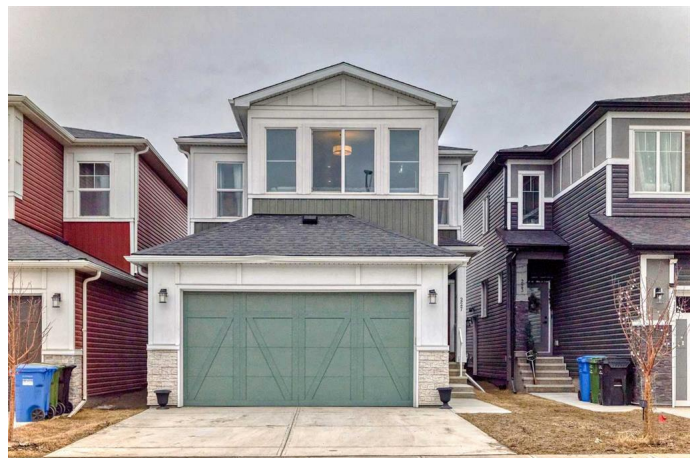
**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,016 sqft  
Residential on 0.08 Acres

Carrington, Calgary, Alberta

Beautiful Detached Home in the community of Carrington | 3-Bedrooms | 2.5-Bathrooms | Main Floor Office | Open Floor Plan | Quartz Counters | Stainless Steel Appliances | Large Windows | Upper Level Family Room | Upper Level Laundry | Front Attached Garage.

Welcome to this beautiful brand new home boasting 2016 SqFt throughout the main and upper levels with an additional 877 SqFt of unfinished space in the basement. The main level features the kitchen, living and dining room in an open concept arrangement; great for entertaining. The kitchen is finished with quartz countertops, stainless steel appliances, trendy backsplash, full height cabinets and a centre island with barstool seating. Off the kitchen is a pantry with built-in wire shelving great for dry goods storage. Both the living and dining area are well lit with large windows and the dining area is partnered with sliding glass doors that lead to the backyard making it easy for indoor/outdoor living in the summer months. The main level is complete with a 2pc bathroom, closet storage and mudroom off of the interior garage door. Upstairs holds 3-bedrooms, 2-bathrooms, a family room and laundry room. The primary bedroom is partnered with a walk-in closet and private 5pc ensuite bathroom. The ensuite features dual vanities, a soaking tub and a glass enclosed shower. Bedrooms 2 & 3 are both great sized and these are the main 4pc bathroom with a single vanity and tub/shower combo. The upper level family room is an added bonus for



a great space to unwind in the evenings! The laundry is conveniently located near all the bedrooms. Downstairs is an unspoiled basement with a separate side entrance ready to be transformed into a space that fits your family's needs. Outside is a good sized backyard with incredible potential for a deck, kid's play structure, garden boxes and more. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is available too. Hurry and book a showing at this incredible home today!

Built in 2023

### **Essential Information**

MLS® #	A2205985
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	227 Carringvue Place Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	8
Zoning	R-G

### **Listing Details**

Listing Office	VIP Realty & Management
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.