



GRASSROOTS
REALTY GROUP

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133 Carringvue Park NW
Calgary, Alberta

MLS # A2216089



\$640,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,420 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: All basement suite appliances

A stunning two-storey home in the desirable, family-friendly community of Carrington. Boasting 1,420 sq ft above grade, plus a fully developed, brand new legal basement suite (531 sq ft), this family friendly home offers outstanding flexibility and investment potential — all with no condo fees. Step into a bright, contemporary main floor where the open-concept layout flows effortlessly from the generous foyer to the spacious living room and dedicated dining area. The modern kitchen is contained by a sparkling quartz peninsula and embedded with brand new stainless steel appliances, sleek cabinetry, and ample prep space that blend style with function. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three comfortable bedrooms, including a tranquil primary retreat with 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms share another full 4-piece bath, and the upper-level laundry adds daily ease for busy family life. Downstairs, the legal basement suite offers a thoughtfully designed layout with a separate entrance, full kitchen, living space, bedroom, and its own 4-piece bathroom — ideal for multi-generational living or rental income. The front-drive garage provides secure parking and storage, while the oversized 115-foot deep lot delivers a large backyard — perfect for kids, pets, and future outdoor enhancements. Located in a growing northwest Calgary neighborhood, this home offers quick access to schools, parks, transit, and major routes, all in a walkable community setting. Whether you’re an investor or a young family looking for room to grow, 133 Carringvue Park NW blends thoughtful design, practical luxury, and long-term potential. Don’t miss your chance to own a fully finished home with a legal suite in this sought-after location.

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