



**GRASSROOTS**  
REALTY GROUP

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**170 Carringvue Park NW**  
**Calgary, Alberta**

**MLS # A2222846**



**\$579,900**

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

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

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!