



GRASSROOTS
REALTY GROUP

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324 Carrington Way NW
Calgary, Alberta

MLS # A2236325



\$585,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,535 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: BLINDS, DRAPERY

DEAL OF THE YEAR! Tucked into one of Calgary's fastest growing and most picturesque communities, this modern 3-bedroom duplex delivers the perfect balance of comfort, style, and convenience. All of these with absolutely no condo fees to worry about! From the moment you walk in, you're greeted by sunlit interiors, 9 foot ceilings, and luxury vinyl plank flooring that flows seamlessly throughout the main floor. The open concept layout sets the tone for modern living, with a bright and inviting living room framed by large windows and soft grey curtains, creating a cozy yet elegant ambiance that feels like home. The heart of this space is the contemporary kitchen, fully equipped with upgraded stainless steel appliances, a massive central island, sleek cabinetry, and generous prep space perfect for everyday meals or entertaining guests. Just off the kitchen, the dining area offers a comfortable space for shared meals, while a stylish 2-piece powder room and thoughtful storage options add everyday functionality. Upstairs, your private primary suite is a peaceful retreat with a spacious walk-in closet and a 5-piece ensuite that includes dual sinks, a soaking tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upstairs laundry room (washer & dryer included!) round out the second level, designed with both convenience and comfort in mind. The unfinished basement is full of potential, perfect for a future gym, home office, media room, or extra bedroom. Outside, you'll love the lifestyle. Whether it's a morning stroll around the pond, an afternoon at the skatepark, or a quick run to the nearby plaza for groceries, coffee, or a workout, everything you need is within reach. With easy access to Stoney Trail and just 15 minutes to the airport, your commute and your weekend getaway just got easier. This isn't just a

home, it’s where your next chapter begins. Come see it for yourself. Book your private showing today!