

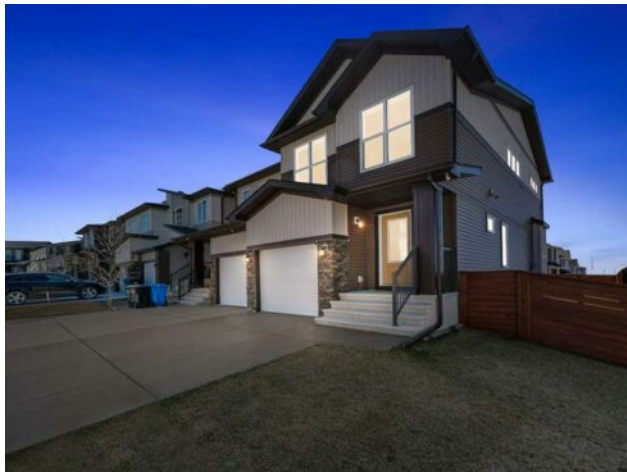


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

126 Carringvue Park NW
Calgary, Alberta

MLS # A2239597



\$565,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,523 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	None		

An immaculately maintained and gently lived-in 3-bedroom, 2.5-bathroom duplex in the heart of Carrington. Offering 1,523 sq ft above grade, this home stands out as one of the finest in the area thanks to a long list of thoughtful upgrades, pristine condition, and future potential. Situated on a sun-drenched corner lot with a south-facing backyard, this property is bathed in natural light all day long and features an exposed aggregate driveway — the only one of its kind among duplexes in the neighborhood. A new roof (Dec 2024), new siding (Feb 2025), and new garage door (Mar 2025) add to the curb appeal and peace of mind for years to come. Inside, the main level is designed with elegance and function. The open-concept layout highlights a stylish kitchen with full-height cabinets with crown moldings, quartz countertops, extra pots & pans drawers, and pot lights that elevate the entire space. Luxury extends to every detail — from knockdown ceilings to tile in all wet areas and granite countertops in every bathroom. The spacious living and dining areas overlook the beautifully fenced yard and private deck, which have both been professionally stained for extra protection. Upstairs, the generously sized primary retreat includes a walk-in closet and luxurious dual-vanity 4pc ensuite. Two more bright bedrooms, a full bath, and a dedicated upper laundry room round out the level. The basement is undeveloped but fully roughed-in for plumbing and electrical, making it a prime candidate for a future legal secondary suite (subject to city approval). The corner lot placement and ample street parking make it an ideal layout for multi-generational living or rental income. Additional features include nearly-new appliances, with some rooms and bathrooms never used — and no nail holes in the walls, offering a truly turn-key experience. Located in a quiet,

growing NW Calgary community close to schools, parks, shopping, and commuter routes — this is a rare opportunity to own a like-new duplex with long-term potential and exceptional pride of ownership.