



GRASSROOTS
REALTY GROUP

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**454 & 458 Carringvue Grove
Calgary, Alberta**

MLS # A2243565



\$1,699,990

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	3,543 sq.ft.	Age:	2025 (0 yrs old)
Beds:	10	Baths:	8
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: N/A

INVESTORS ALERT A FULL DUPLEX***Nestled within the welcoming community of Carrington, this brand new walk-out duplex presents a sophisticated and highly functional living opportunity. Each distinct unit is thoughtfully designed to maximize space, light, and privacy, featuring its own legal secondary suite with the walk-out basement. The main floor of each unit immediately impresses with its open and airy layout. A spacious living area provides a comfortable gathering space, flowing seamlessly into a separate dining area and the well-appointed kitchen boasts a central island. This level also includes a convenient full bedroom and a full bathroom featuring a standing shower. Ascend to the upper level to discover four well-proportioned bedrooms provides ample space for family or guests. The luxurious primary suite is complete with a generous walk-in closet and a 3pc ensuite bathroom. One additional full bathroom on this floor ensures convenience for everyone, alongside a dedicated laundry area for effortless household management. A defining feature of this exceptional property is the legal suite incorporated into the walk-out basement level of each unit. Accessed directly from the front, this self-contained space features a complete separate kitchen, its own living area, a dedicated dining space, an additional full bedroom, a 3pc bathroom, and the added convenience of a stacked laundry facility.