



GRASSROOTS
REALTY GROUP

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13 Carrington Manor NW Calgary, Alberta

MLS # A2244806



\$669,900

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Window Coverings

13 Carrington Manor NW – Beautiful 3-Bedroom Home with Double Garage in Desirable Carrington! Welcome to 13 Carrington Manor NW, an immaculately maintained 2-storey detached home with a double attached garage in the vibrant, family-friendly community of Carrington, NW, Calgary. Built in 2018, this home offers a perfect blend of modern, innovative, and smart design, and a prime location with easy access to shopping, schools, and major routes. Property Highlights: 3 bedrooms + 2.5 bathrooms | 1,734 sq. ft. RMS above grade Bright, open-concept main floor featuring a spacious living room, dedicated dining area, and a chef-inspired kitchen with stainless steel appliances, large pantry, and breakfast nook Primary suite with a walk-in closet and luxurious 5-piece ensuite Convenient upper-level laundry and generous secondary bedrooms Double attached garage + driveway parking Full unfinished basement (672 sq. ft.) ready for your future development Fully fenced backyard – perfect for pets, kids, and summer entertaining Community & Location: Carrington is a master-planned Northwest Calgary community designed for convenience and active living: Scenic walking/bike paths, parks, and playgrounds are just steps away Minutes to schools, shopping, grocery stores, and dining options Easy access to Stoney Trail, Deerfoot Trail, and Centre Street for fast commutes Short drive to Vivo Recreation Centre, CrossIron Mills, and Calgary International Airport Value & Opportunity: Offered at a price to sell Immediate possession available – move in and enjoy the rest of the summer. Located in a growing, high-demand neighbourhood with excellent value potential. Book your showing right now!