

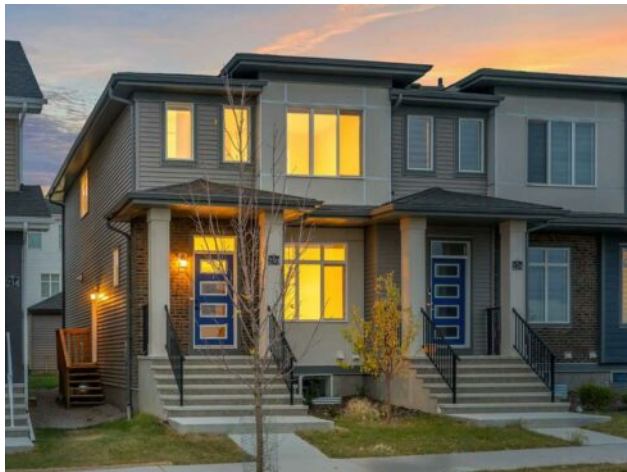


GRASSROOTS
REALTY GROUP

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230 carrington Gate NW
Calgary, Alberta

MLS # A2262419



\$574,999

Division:	Carrington		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,522 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Stunning 4-Bedroom End Unit Townhouse with Illegal Basement Suite in Carrington NW | No Condo Fees! Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom end unit townhouse in the sought-after community of Carrington NW Calgary. With no condo fees, a detached double garage, and a fully developed illegal 1-bedroom basement suite, this home offers incredible value, comfort, and functionality for families or investors alike. As you arrive, the striking brickwork and wide front entry make a bold first impression. Step inside to a thoughtfully designed open-concept main floor, where natural light floods the spacious living room, dining area, and modern 2-piece powder room – perfect for guests and everyday living. At the heart of the home is a chef-inspired kitchen featuring: Two-tone cabinetry with soft-close doors Quartz countertops Stainless steel appliances Full-height cabinets for ample storage Upstairs, you'll find a cozy office nook, ideal for remote work or study. The primary bedroom is a true retreat, boasting a private ensuite, walk-in closet, and breathtaking downtown views right from your window. Two additional bedrooms share a full 4-piece bathroom, and the conveniently located upper-floor laundry makes daily chores a breeze. The fully developed basement offers even more living space with a separate side entrance, making it perfect for extended family or rental income. It features: A spacious 1-bedroom illegal suite Modern kitchen with quartz countertops Stainless steel appliances Full 4-piece bathroom In-suite laundry (Currently tenant-occupied for your convenience and potential income.) Additional features include: Detached double garage – ideal for Calgary winters Fully landscaped front and backyard – ready for entertaining or relaxing End unit location – more privacy and extra natural light

This home is located close to parks, walking paths, shopping, public transit, and major roadways for easy commuting. Whether you're a first-time buyer, growing family, or investor, this property checks all the boxes. Don't miss out on this incredible opportunity! Schedule your private showing today and see all that this exceptional home has to offer.