



GRASSROOTS
REALTY GROUP

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223 Carrington Circle NW
Calgary, Alberta

MLS # A2264624



\$645,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,789 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Stylish Duplex with Finished Walk-Up Basement in Carrington NW! Discover this beautifully maintained duplex in the sought-after community of Carrington NW. Where elegant design meets everyday convenience. Featuring 3+1 bedrooms, this home offers a perfect blend of style, comfort, and functionality. Step inside to find 9 knockdown ceilings, a bright open-concept main floor, and a spacious living and dining area ideal for entertaining. The chef-inspired kitchen is the heart of the home, showcasing custom soft-close cabinetry, quartz countertops, a large dining space, pantry, and premium appliances including a microwave and refrigerator — all designed to make cooking and gathering a joy. Upstairs, you'll find three well-sized bedrooms, including an elegant primary suite complete with a walk-in closet and elegantly appointed ensuite. The convenient ample second-floor laundry makes daily living that much easier. Downstairs, the fully finished walk-up basement offers incredible flexibility — featuring a private suite with a spacious bedroom, modern bathroom, compact kitchen, and large family area — perfect for guests, extended family, or a mortgage helper. Enjoy the comfort of a finished, oversized rear attached garage, ideal for winter parking and extra storage. Located in Carrington NW, you're just minutes from Stoney Trail, playgrounds, schools, shops, and everyday amenities — plus, only 15 minutes to the airport and 6 minutes to major shopping centers. This home has been lovingly cared for and possession is negotiable. Don't miss your chance — book your private showing today and fall in love with your new home in Carrington!