



**223 Carrington Circle NW  
Calgary, Alberta**

**MLS # A2264624**



**\$645,000**

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

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