



189 Carringvue Way NW  
Calgary, Alberta

MLS # A2290590



**\$574,777**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** N/A

Step into comfort, style, and modern living in this beautifully designed half-duplex located in the highly sought-after Carrington community of northwest Calgary—perfectly suited for families seeking both convenience and charm. From the moment you arrive, the home welcomes you with a charming front porch that adds to its inviting curb appeal. The property also features a private backyard complete with a spacious deck, ideal for relaxing or entertaining, along with a double detached garage at the rear that provides both security and practicality for everyday living. Inside, the home showcases a thoughtfully designed interior with modern finishes and a bright, open feel. The main floor features durable vinyl flooring and a contemporary kitchen equipped with sleek stainless-steel appliances, blending style with functionality. As you enter, a spacious main hall leads into the heart of the home, where the well-appointed kitchen and living area create a comfortable space for both daily living and hosting guests. Large windows throughout the home allow an abundance of natural light to fill the space, creating a warm and welcoming atmosphere. Upstairs, you will find three well-proportioned bedrooms designed with comfort in mind. The generous primary bedroom features a walk-in closet and a private 3-piece ensuite bathroom, offering a relaxing retreat at the end of the day. Two additional bedrooms provide versatile space for family members, guests, or a home office. A conveniently located upper-floor laundry room adds practicality and ease to your daily routine. The basement offers excellent potential for future development, allowing the new owners to customize the space to suit their needs. Whether envisioned as additional living space, or a recreation area, the possibilities are abundant. Combining modern design, functional living spaces, and a prime location close to parks,

shopping, and everyday amenities, this Carrington home presents a fantastic opportunity to enjoy comfortable living in one of northwest Calgary's most desirable communities.