



123 Carringham Road NW
Calgary, Alberta

MLS # A2291820



\$599,999

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|------------------|---------------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,672 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: None

Welcome to this beautifully finished 2-storey half duplex located in the desirable NW community of Carrington. Offering over 2,000 sq ft of developed living space, this home features 4 bedrooms and 3.5 bathrooms, making it perfect for families or investors alike. The main floor boasts a bright and open-concept layout with a spacious living area, modern kitchen with stainless steel appliances, ample cabinetry, and a comfortable dining space ideal for everyday living and entertaining. Upstairs you'll find generously sized bedrooms including a primary suite with a private ensuite and walk-in closet, along with additional full bathroom and convenient upper-level laundry. The fully finished basement provides extra living space with an additional bedroom and full bathroom — perfect for guests, extended family, or a home office. Enjoy the convenience of a double attached garage, air conditioning, and a private backyard complete with deck and fence. Located close to parks, shopping, schools, and major roadways, this home offers excellent accessibility while being part of a vibrant and growing neighborhood. A fantastic opportunity to own a move-in ready home in one of NW Calgary's fastest growing communities.