



**123 Carringham Road NW
Calgary, Alberta**

MLS # A2291820



\$599,999

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.