



**224 Carringham Way NW
Calgary, Alberta**

MLS # A2296302



\$489,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: na

Welcome to this nearly new, beautifully designed NO CONDO FEES freehold townhouse located in the highly sought-after community of Carrington. Offering 3 bedrooms, 2.5 bathrooms, a front attached single garage, and a walkout basement, this home perfectly blends modern comfort with everyday convenience. The main floor features a bright and functional open-concept layout, complete with a spacious living room, dedicated dining area, and a stylish kitchen showcasing quartz countertops, stainless steel appliances, sleek cabinetry, and a large central island—perfect for entertaining and family living. Large windows fill the space with natural light, while rear access leads to your private, south-facing backyard, providing an ideal setting for outdoor relaxation and future landscaping. Upstairs, you will find three generously sized bedrooms, including a primary retreat with a walk-in closet and private ensuite, along with a convenient upper-level laundry room. The walkout basement is unfinished, offering excellent potential for future development and direct access to your own private yard. New roof in year 2025. Ideally situated close to parks, playgrounds, shopping, restaurants, and major roadways, this home delivers outstanding value for first-time buyers, families, or investors alike. Don't miss this opportunity to own a stylish, low-maintenance home in one of NW Calgary's fastest-growing communities!