



**29 Carringvue Way NW
Calgary, Alberta**

MLS # A2298221



\$554,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,465 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Storage		
Inclusions:	N/A		

End-unit townhouse with double garage and modern finishes - this is the one you've been waiting for! Bright, open-concept main floor featuring wide-plank flooring, large windows, and a spacious living room with a sleek feature wall. The kitchen is clean and contemporary with quartz countertops, stainless steel appliances, shaker style cabinetry, and a stylish white tile backsplash. A generous dining area and convenient 2 piece bath complete the main level. Upstairs offers a well-designed layout with a spacious primary bedroom featuring a walk-in closet and private 3 pc. ensuite, plus 2 secondary bedrooms, a full 4 pc bath, and a convenient upper-floor laundry. The unfinished basement provides nearly 600 sq. ft. of future potential or excellent storage. The end unit means more light, more privacy, and better livability! Step outside to your fully fenced private backyard, complete with a detached double garage and located close to parks, pathways, and everyday amenities—ideal for first-time buyers, investors, or downsizers looking for low-maintenance living with NO CONDO FEES! Located in the growing community of Carrington, you'll enjoy quick access to Stoney Trail, scenic walking paths, parks, and a beautiful re-naturalized wetland with lookout points. With future schools, shopping, and the planned Green Line LRT nearby, this is a smart opportunity for buyers.