



**100 Carringvue Way NW
Calgary, Alberta**

MLS # A2304887



\$524,900

Division:	Carrington		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully maintained *End-unit townhouse with NO CONDO FEES*—offering extra privacy, abundant natural light, and exceptional value. The bright, open-concept main level showcases expansive windows and a thoughtfully designed living space with modern appeal. The contemporary kitchen is equipped with quartz countertops, stainless steel appliances, and a classic white tile backsplash, flowing seamlessly into a spacious dining area. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find a well-designed layout with a generous primary bedroom featuring a walk-in closet and private 3-piece ensuite, along with two additional bedrooms, a full 4-piece bath, and upper-floor laundry. The unfinished basement offers nearly 600 sq. ft. of future potential or ample storage space. Recent exterior upgrades include a *new Class 4 impact-resistant, hail-proof roof and brand-new siding*, providing long-term durability and peace of mind. Step outside to your private backyard space, along with a *double detached garage*—complete with a 60W EV charger for added convenience. Located in the growing community of Carrington, close to parks, pathways, shopping, and major routes like Stoney Trail, this home is a fantastic opportunity for first-time buyers, investors, or downsizers looking for low-maintenance living without compromise.