



GRASSROOTS
REALTY GROUP

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409 Carringvue Avenue NW
Calgary, Alberta

MLS # A2208776



\$599,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,564 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: all blinds

PRICE REDUCED \$599,900.00! Welcome to 409 Carringvue Avenue NW, a beautifully designed semi-detached home nestled in the vibrant community of Carrington. This meticulously maintained residence offers over 1,500 sq ft of thoughtfully designed living space, featuring 3 spacious bedrooms and 3.5 bathrooms. The main floor boasts 9-foot ceilings and an open-concept layout, seamlessly connecting the living, dining, and kitchen areas—ideal for both entertaining and everyday living. The modern kitchen is equipped with quartz countertops, stainless steel appliances, a pantry, and a stylish backsplash. Upstairs, the primary suite serves as a serene retreat with a walk-in closet and a luxurious 5-piece ensuite, including a soaker tub and separate shower. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-level laundry room complete this floor. The fully finished basement enhances the home's versatility, offering a generous recreation room and an additional full bathroom. Outside, enjoy the south-facing backyard, perfect for outdoor gatherings, complete with a gas BBQ line. The attached single garage, along with an expanded driveway accommodating two more vehicles, adds to the home's convenience. Located close to parks, playgrounds, shopping centers, and with easy access to major roadways, this home perfectly balances comfort and accessibility. Experience the best of Carrington living—schedule your private showing today because at this price, this home won't last!