

# \$599,900 - 409 Carringvue Avenue Nw, Calgary

MLS® #A2208776

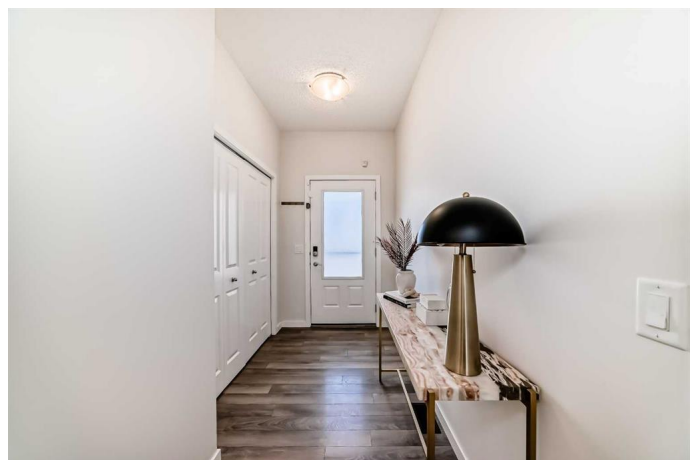
**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,564 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

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!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2208776               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,564                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 409 Carringvue Avenue Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0W5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                           |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Finished, Full        |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | R-G             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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