

# \$620,000 - 197 Carringvue Way Nw, Calgary

MLS® #A2213777

**\$620,000**

4 Bedroom, 4.00 Bathroom, 1,504 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

Welcome to your new home! Nestled in the family-friendly community Carrington. This beautifully maintained 4-bedroom, 3.5-bath is perfect for families, first-time buyers, and anyone looking for a cozy place to call home. Walk in to the home to feel the vast 9 foot ceilings, an open concept layout, and ample light from the large windows. Features to highlight are appliances and water heater are Energy Star for efficiency, nest thermostat, and quartz counters all throughout. The home has AC for the hot summers, and black out blinds in a few of the bedrooms for a comfortable sleep. The basement is developed with the 4th bedroom, full bath, and the ceiling and furnace room have been sound proofed. The back deck great for entertaining has a gas line for barbecuing, a good sized yard, and double detached garage. The home is walking distance to parks, paths, close to shopping, and quick access to Stoney Trail. Don't miss out, book your showing now!

Built in 2018

## Essential Information

MLS® #	A2213777
Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,504
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	197 Carringvue Way Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, On Street
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	5
Zoning	R-2M

### **Listing Details**

Listing Office	KIC Realty
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