

# \$615,000 - 171 Carringham Road Nw, Calgary

MLS® #A2235263

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,637 sqft

Residential on 0.11 Acres

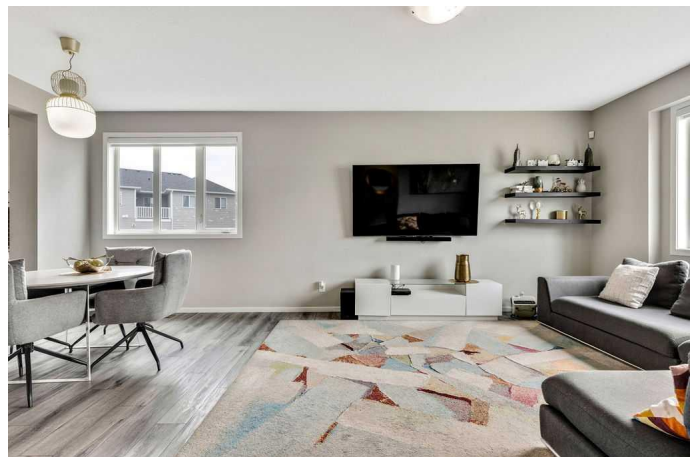
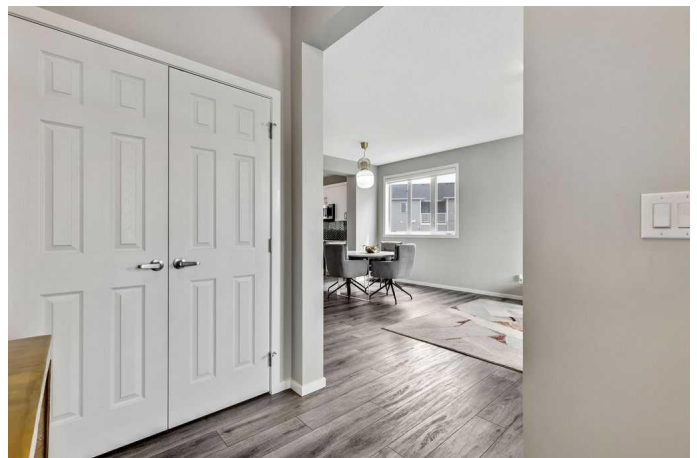
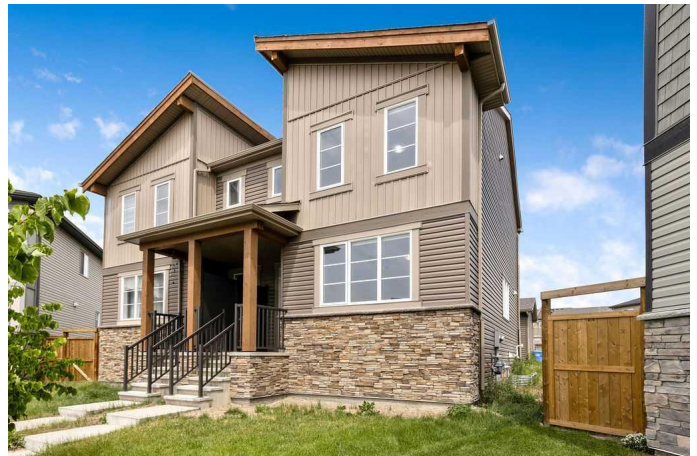
Carrington, Calgary, Alberta

Welcome to this 1637 sq ft duplex delight! Built in 2023, this home is practically new and is protected under the Alberta New Home Warranty, offering peace of mind. Step inside to an open-concept main floor with luxury vinyl plank flooring and sun-soaked windows that flood every corner with natural light. The spacious kitchen boasts quartz countertops, Samsung stainless steel appliances, and enough counter space to host everything from pancake Sundays to charcuterie Fridays. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite complete with a 4-piece ensuite and space to truly unwind. The undeveloped basement is your blank canvas. But the real showstopper? The large pie-shaped yard. Whether it's a garden, play structure, or the ultimate patio setup, there's room for it all. Top it off with an attached double garage and youâ€™ve got comfort, style, and practicality wrapped up in one gorgeous package. Trendy yet timeless, low-maintenance yet full of potential.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235263  |
| Price      | \$615,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,637                  |
| Acres          | 0.11                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 171 Carringham Road Nw |
| Subdivision | Carrington             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1V3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer       |
| Heating           | Forced Air                                                                        |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Pie Shaped Lot  |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 40              |
| Zoning         | R-G             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.