

# \$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, you'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 you'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, Pantry, 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	3
Zoning	R-G

## **Listing Details**

Listing Office	Power Properties
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