

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

MLS® #A2208776

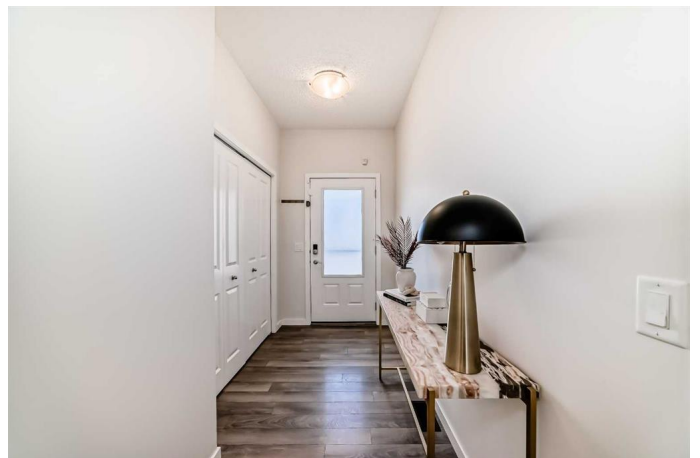
**\$599,900**

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	17
Zoning	R-G

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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