

# \$739,900 - 261 Carrington Circle Nw, Calgary

MLS® #A2220739

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,981 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

SEE THE VIDEO TOUR! Welcome to 261 Carrington Circle NW, a beautifully maintained and thoughtfully upgraded 2-storey home on a prime corner lot in the heart of Carrington. Offering nearly 2,000 sq ft of stylish, functional space above-ground, this 3-bedroom, 2.5-bathroom home is the perfect blend of comfort, craftsmanship, style, and convenience. As soon as you drive up to the home, the curb appeal on this home is undeniable. Step up to the home and you are greeted right away by the welcoming concrete front porch with its glass railing system. You will see that the pride of ownership exudes all throughout.

The main floor features an open-concept layout ideal for everyday living and entertaining. Tastefully decorated with feature-walls all throughout, this home will not disappoint! Enjoy a bright and airy living area, a modern kitchen with quartz countertops and stainless steel appliances, and a spacious dining area. A convenient powder room, laundry area, and mudroom with built-in storage complete the level.

Upstairs, the expansive primary suite offers a private retreat with a walk-in closet featuring custom built-ins, and an ensuite with double vanities. Two more well-sized bedrooms and a bonus room provide excellent space for family, guests, or a home office.



The unfinished basement is a blank canvas awaiting your personal touch, perfect for future development.

Outside, the home boasts a fully fenced backyard with low-maintenance artificial turf, concrete pad, and patio stones, ideal for entertaining or relaxing outdoors.

The double attached garage is a rare highlight, equipped with epoxy flooring, smart wall-hanging solutions, overhead storage, and a 240V outlet for EV charging or workshop use.

Enjoy peace of mind with the brand new roof and exterior siding installed in 2024. Located steps from green spaces, scenic walking paths, playgrounds, and minutes from schools, Carrington Plaza, and more nearby shopping with quick access to Stoney Trail and future C-Train access. This is a home that absolutely delivers on value and lifestyle.

Don't miss this rare opportunity in a high-demand NW Calgary community! Book your showing today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220739    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,981       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 261 Carrington Circle Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0Y6                  |

### Amenities

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

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters |
| Appliances        | Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                       |
| Heating           | Central, Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other, Private Yard              |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 97             |
| Zoning         | R-G            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.