

# \$550,000 - 170 Carringvue Park Nw, Calgary

MLS® #A2264181

**\$550,000**

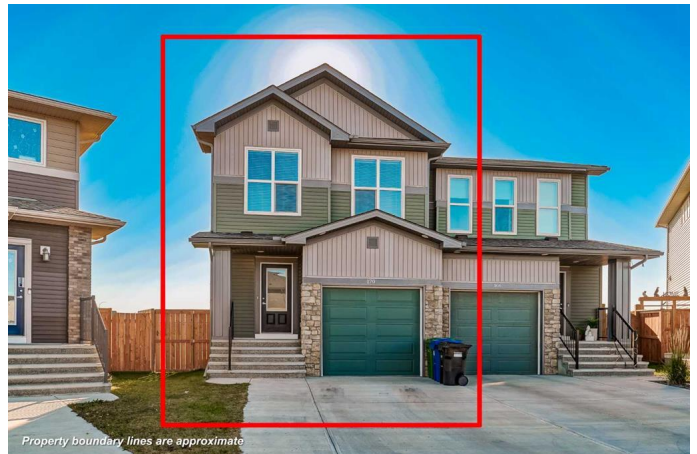
3 Bedroom, 3.00 Bathroom, 1,496 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

An Unbeatable Opportunity with Unmatched Privacy

Don't miss this rare chance to own a beautiful half-duplex in the desirable community of Carrington—a home that offers both an incredible value and a peaceful setting. This property stands out from the rest with its unique pie-shaped lot and the huge bonus of no rear neighbors, ensuring a private, serene backyard oasis. Step inside and be greeted by the home's bright, open-concept floor plan, enhanced by soaring 9-foot ceilings and elegant Luxury Vinyl Plank flooring on the main level. The living room is flooded with natural light, creating a warm and welcoming atmosphere. The thoughtfully designed kitchen is a chef's delight, boasting a full set of stainless steel appliances, beautiful quartz countertops, an eating bar, and soft-closing drawers. It's perfectly positioned to serve the spacious dining area, making it ideal for everyday meals and entertaining. Upstairs, the generous primary bedroom is your private retreat, featuring a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms offer large windows and share a 4-piece bathroom, providing comfort and space for family or guests. Plus, the convenience of an upper-level laundry room makes chores a breeze. The full and unfinished basement is a blank canvas, giving you the freedom to create a space that perfectly suits your needs, with rough-in plumbing already in place for a future



bathroom. Enjoy year-round comfort with central air conditioning and the added convenience of an insulated attached garage. The true highlight of this home is the expansive, fully fenced southeast-facing backyard, complete with a deck and patio and underground sprinklers. It's a spectacular space for entertaining, gardening, or simply relaxing in complete privacy. Located in a fantastic community with easy access to shopping, parks, and major routes like Stoney Trail, this home offers everything you need and more. This is not just a house; it's the perfect combination of modern living, privacy, and endless potential. Priced to sell, this exceptional home is a smart investment showing today!

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264181               |
| Price          | \$550,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,496                  |
| Acres          | 0.08                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 170 Carringvue Park Nw |
| Subdivision | Carrington             |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3P 1L1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Back Yard, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp 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.