

\$575,000 - 27 Carringvue Drive Nw, Calgary

MLS® #A2178536

\$575,000

3 Bedroom, 3.00 Bathroom, 1,549 sqft
Residential on 0.06 Acres

Carrington, Calgary, Alberta

BACK ON THE MARKET !!! Introducing this **MAGNIFICENT** duplex located in the highly desirable community of Carrington.

This exceptional property offers a spacious and well-appointed living space, perfect for those seeking comfort and convenience. Kitchen upgrades include a large island with **QUARTZ COUNTER TOP, ADDITIONAL KITCHEN LIGHTING, 42â€• UPPER CABINETS, CHIMNEY STYLE HOOD FAN, STAINLESS STEEL appliance**, Lots of pan drawers. Spanning over 1500 sq ft above grade, this home presents an excellent open concept floor plan on the main floor with a good size kitchen , large kitchen Island, computer/work area, good size living room, nook and well located half bath. **ALL NEW CARPET, NEW BATHROOM FLOORING , NEW PAINT JOB, NEW SHINGLES ON THE ROOF, NEW SIDING AROUND THE HOUSE. MOVE IN READY!!!**

The upper floor offers three good sized bedrooms and 2.5 baths. Each bedroom offers ample space for relaxation and privacy, making it ideal for families or hosting guests. The primary bedroom features its own **HUGE WALK-IN CLOSET & ENSUITE**; providing a serene retreat within the home. Step into the backyard and discover a tranquil oasis that has been meticulously designed for relaxation and entertainment.

In the front, there is a nice porch for your evening relaxations. At the back, the deck provides the perfect setting for summer



barbecues or simply unwinding . Parking will never be a concern with ample space available, including a dedicated DOUBLE CAR GARAGE providing convenience and protection, especially during the winter months. Situated in a desirable neighbourhood, this home offers close proximity to a wide range of amenities. SHOPPING CENTRES, SCHOOLS, PARKS & PUBLIC TRANSIT are all within easy reach, making everyday errands and outings effortless. Take advantage of the nearby recreational opportunities and immerse yourself in this wonderful family-oriented community. Whether you're seeking a savvy investment or looking to create the perfect home, this property is truly a rare find. Don't miss out on this fantastic opportunity. Schedule your private tour today and envision the endless possibilities that await you in this versatile home.

THE FULLY UNDEVELOPED BASEMENT AWAITS YOUR TOUCH.

Built in 2017

Essential Information

MLS® #	A2178536
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	27 Carringvue Drive Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2024
Days on Market	122
Zoning	R-2M

Listing Details

Listing Office	Real Broker
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