

# \$599,900 - 402 Carringvue Grove Nw, Calgary

MLS® #A2224913

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,577 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

Nestled in Carrington, this exceptional TRUMAN home is the perfect fusion of modern design and sophisticated living. Set in one of Calgary's most desirable neighborhoods, this home offers more than just a place to live—it provides a lifestyle. Steps to playgrounds, nearby shopping, and Stoney Trail, Carrington delivers convenience without compromise. Whether you're commuting, enjoying nearby amenities, or exploring Calgary's vibrant culture, this location can't be beat. Step inside and be immediately struck by the open-concept layout that welcomes you with an abundance of natural light. The chef-inspired kitchen is a true showstopper, featuring full-height custom cabinetry, soft-close doors and drawers, a large quartz island, stainless steel appliances, and a walk-in pantry—all designed for those who appreciate quality. The seamless flow into the dining and living rooms, with elevated 9' ceilings and luxurious LVP flooring, creates the perfect space for both relaxation and entertaining. A 2-piece bathroom and a practical mudroom add to the home's functional design. Upstairs, a versatile bonus room invites you to unwind, while the primary bedroom becomes your personal retreat, complete with tray ceiling, a 3-piece ensuite, and a spacious walk-in closet. The upper floor also includes two additional bedrooms, a full bathroom, and a conveniently located laundry area—combining comfort, style, and practicality for the entire family. This is more



than just a home—it's an opportunity to own in one of Calgary's fastest-growing and most desirable communities. With its flawless design, unbeatable location, and move-in-ready status, this home is sure to be gone before you know it. Don't miss your chance to experience exceptional living in Carrington —where every detail has been crafted with you in mind. \*Stay tuned for photo galley, Photo galley or Showhome

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224913               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,577                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 402 Carringvue Grove Nw |
| Subdivision | Carrington              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 2M1                 |

Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Separate Entrance                         |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished   |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 13             |
| Zoning         | R-G            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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