



**GRASSROOTS**

REALTY GROUP

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**295 Carrington Circle NW  
Calgary, Alberta**

**MLS # A2303947**



**\$645,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** attached light fixtures, hood-fan, 21 solar panels

**NO CONDO FEE!!!! LOCATION, LOCATION, LOCATION!!!!** Brand new solar panels! This 1968 sf two level duplex is tucked in on a quiet inner street of Carrington and yet just one block away from all the convenient amenities like supermarkets (No frills, Sobeys, Save on foods, Co-op), gas stations, schools, restaurants, coffee shops, clinic, pharmacy, bus stops, parks and playground. Also you are mins away from Superstore, Canadian Tire, Dollarama, Shoppers Drug Mart, Winners, Michaels, Staples, Home Depot, Vivo Recreation Center, IMAX movie theatre. The house has an easy access to Stoney trail, Deerfoot trail, Bedlington Trail and 144 Ave which will be a main road in the NW. It is built on a pie lot, it has a huge fenced east facing side yard that you can enjoy all day in the spring and summer, You will have lots of room to play with your pet, your kids, turn it into a garden, build your green house, build your sunroom&hellip;.your imagination is the limit. Upon entering the house from the front door, you can relax in a south facing living room where large windows invite in natural light. And it flows into a large dining room that can accommodate a large full size dining table. The kitchen, overlooking the large side yard, has an oversized granite countertop with tons of storage and maple cabinets. All stainless-steel appliances like Fridge, dishwasher, glass top stove, oven and a recently installed powerful hood fan are all included. A large attached insulated double garage is connected to the back of the house with long driveway, that puts you further away from your neighbor. Upstairs it has a large master bedroom with 3 pcs ensuite and a walk-in closet and south facing large windows. There are two other bedrooms and a separate 3pcs bathroom. There is also a laundry room that comes with high end Samsung washer and dryer with steam

clean function 21 Solar panels have been installed on the brand new roof in the summer of 2025, that give you ample power to offset whatever amount of power you use. This house also has around 800 ft of undeveloped basement with rough in for another bathroom. You pay for a duplex and get all the benefits of a single house with a giant yard.