



**223 Carrington Circle NW
Calgary, Alberta**

MLS # A2315900



\$610,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,789 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Attention investors and savvy first time home buyers — this beautifully maintained, fully tenant-occupied duplex in sought-after Carrington NW is a turnkey opportunity, modern finishes, and incredible flexibility. Featuring 3+1 bedrooms and a fully finished walk-up illegal basement, this property is ideal for multi-generational living, or maximizing mortgage support. Step inside to a bright open-concept layout with 9’ knockdown ceilings, spacious living and dining areas, and a chef-inspired kitchen complete with quartz countertops, custom soft-close cabinetry, pantry storage, and premium appliances. Upstairs offers 3 spacious bedrooms, including a stunning primary suite with a walk-in closet and elegant ensuite, plus convenient upper-floor laundry. The fully finished walk-up basement adds exceptional value with its own bedroom, modern bathroom, compact kitchen, and large family area — perfect for additional rental income or extended family. Additional highlights include an oversized finished rear-attached garage and an unbeatable location just minutes from Stoney Trail, schools, parks, shopping, and only 15 minutes to the airport. ? Fully Tenant Occupied ? Cashflow Positive ? Walk-Up -Illegal Basement ? Prime NW Calgary Location ? Turnkey Investment Opportunity Opportunities like this don’t come often — book your private showing today!