



**131 Carringham Road NW
Calgary, Alberta**

MLS # A2316933



\$698,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,768 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: no

Attached double car garage! This exceptional duplex offers a rare combination of space, quality, and convenience, with over 2,400 sq. ft. of thoughtfully designed living space and extensive upgrades throughout. Meticulously maintained and showing almost like new, this home is move-in ready and ideal for growing families. One of the standout features is the attached garage with direct access to the home, allowing you to comfortably enter without stepping outside during rainy or cold winter days. This practical design is highly sought after and adds everyday convenience. The functional layout features three spacious bedrooms on the upper level and an additional bedroom in the fully finished basement, providing flexibility for guests, extended family, a home office, or recreation space. The professionally developed basement is beautifully designed and seamlessly integrated with the rest of the home, adding significant living and entertainment space. Rarely does a duplex of this size, condition, and quality become available. Offering the feel and functionality of a detached home while maintaining the advantages of duplex living, this property is an outstanding opportunity for buyers seeking space, comfort, and modern living.