



**16 Carringvue Way NW
Calgary, Alberta**

MLS # A2321765



\$458,000

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: NA

Welcome to Carrington, one of Northwest Calgary's fastest-growing and most sought-after communities. This beautifully maintained NO CONDO FEE townhome offers the perfect combination of modern design, functional living space, and exceptional long-term value. Built in 2021, this move-in ready home features over 1164 sq.ft. The Roof and siding had been replaced 2025. of thoughtfully designed above-grade living space, complemented by a professionally finished basement that provides valuable additional room for a family recreation area, home office, fitness space, or media room. The equipment room had installed quiet insulation, with annual furnace duct clean. The bright open-concept main floor is enhanced by large windows, soaring ceilings, elegant quartz countertops throughout, stainless steel appliances, and a contemporary layout ideal for both everyday living and entertaining guests. Upstairs, you will find two spacious primary bedrooms, including a comfortable primary retreat complete with walk-in closet and private ensuite bath for both. Outside, enjoy a private fenced backyard and a single car garage. Ideally situated on a quiet street, this home is just steps from parks, playgrounds, scenic walking pathways, and green spaces around the local ponds that make Carrington such a desirable family-oriented neighbourhood. Residents enjoy quick access to Stoney Trail, Deerfoot Trail, and Centre Street, allowing convenient travel throughout Calgary. Everyday amenities are only minutes away, including FreshCo, restaurants, cafes, fitness facilities, Gas station, medical services, and retail shopping in nearby Carrington Plaza, Creekside Shopping Centre, and Beacon Hill Centre. Adding to the community's appeal, Carrington continues to benefit from ongoing commercial and infrastructure development, supporting future growth

and enhancing long-term property value. Whether you are a first-time buyer, growing family, or investor, this exceptional home offers the perfect blend of comfort, convenience, and opportunity in one of Northwest Calgary's most promising communities.