



**121 Carringvue Park NW
Calgary, Alberta**

MLS # A2323485



\$639,000

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|------------------|---------------------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,584 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Pie Shaped Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance | | |

Inclusions: Decorative Window Curtains

Welcome to 121 Carringvue Park NW, a stunning 2-storey duplex located in the highly sought-after, award-winning community of Carrington. Only 5 years old, this beautifully maintained home offers the perfect blend of modern family living and smart financial planning across three fully developed levels. One of the property's most valuable features is the professionally developed legal secondary suite with a private entrance. Complete with a custom kitchen, separate laundry, high ceilings, and contemporary finishes, this turnkey space offers excellent income potential to help offset mortgage costs, accommodate extended family, or generate additional cash flow through long-term or short-term rentals. The thoughtfully designed upper level features a spacious primary retreat with a walk-in closet and private ensuite, along with two additional generously sized bedrooms, a full main bathroom, a convenient laundry room, and a versatile bonus room, perfect for a growing family, home office, study area, or children's play space. The bright and inviting main floor is filled with natural light and showcases a modern executive kitchen, spacious dining area, elegant great room, and a convenient 2-piece bathroom, creating the ideal setting for both everyday living and entertaining guests. Enjoy exceptional curb appeal with a welcoming covered front porch, attached garage, and poured concrete double driveway. Comfort and convenience continue throughout the home with forced-air natural gas heating, central air conditioning, and a fully fenced, landscaped pie-shaped backyard where children can play safely all day long. The large rear deck is perfect for summer BBQs, family gatherings, and relaxing evenings outdoors. All major appliances are included, including the refrigerator, gas stove, dishwasher, microwave, washer, and dryer, making this home truly move-in ready. Ideally located

with quick access to Stoney Trail, Deerfoot Trail, and the future Livingston LRT, this home offers outstanding connectivity to all parts of Calgary. Families will appreciate the proximity to parks, schools, shopping, and everyday amenities. Enjoy being just 12 minutes from CrossIron Mills, 11 minutes from Costco, 10 minutes from Superstore, 5 minutes from No Frills, and only steps away from future retail and commercial developments. Whether you're a growing family, a first-time homebuyer, a newcomer to Canada, or an investor seeking additional income potential, this exceptional property delivers comfort, flexibility, and long-term value. This home truly checks all the boxes. Don't miss your opportunity to own this versatile and beautifully maintained property in one of Calgary's fastest-growing communities. Book your private showing today and be sure to explore the virtual tour!