



**372 Carrington Way NW  
Calgary, Alberta**

**MLS # A2324981**



**\$589,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,801 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>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom duplex in the vibrant community of Carrington—offering modern living with the added benefit of NO CONDO FEES. Designed with comfort and functionality in mind, the bright open-concept main floor showcases 9-foot ceilings and durable luxury vinyl plank flooring throughout. Expansive windows fill the living space with natural light, creating a warm and inviting atmosphere. The stylish kitchen is a true centerpiece, featuring stainless steel appliances, a gas stove, sleek cabinetry, ample counter space, and a large central island—perfect for both everyday living and entertaining. The adjoining dining area flows seamlessly, while a convenient 2-piece powder room completes the main level. Upstairs, the spacious primary retreat offers a walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, a soaker tub, and a separate shower. Two additional well-sized bedrooms, a 4-piece bathroom with dual sinks, and upper-level laundry provide excellent functionality for families. The unfinished basement presents a fantastic opportunity to customize and expand your living space to suit your needs. Ideally located close to parks, pathways, shopping, and everyday amenities—including T&T Supermarket and No Frills—with quick access to Stoney Trail and just 15 minutes to the airport, this home delivers exceptional value in a growing, family-friendly community.