



**21 Carringvue Link NW
Calgary, Alberta**

MLS # A2325783



\$549,900

Division:	Carrington		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained, fully developed 4-bedroom, 4-bathroom, no condo fee townhouse in the highly sought-after community of Carrington. Built in 2019 by Homes by Avi, this thoughtfully designed home offers over 1,900 sq. ft. of finished living space, combining modern style, functionality, and comfort for today's lifestyle. Step inside to a bright and inviting open-concept main floor, where large windows fill the space with natural light. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, featuring stainless steel appliances, quartz countertops, a large centre island with seating, ample cabinetry, and a generous pantry—perfect for everyday living and effortless entertaining. A convenient mudroom and powder room complete the main level, with direct access to the private backyard, spacious deck, and detached double garage. Upstairs, the impressive primary retreat offers a walk-in closet and a spa-inspired ensuite. Two additional generously sized bedrooms, each with oversized closets, share a full bathroom, while the upper-level laundry room provides added convenience along with extra storage. The professionally finished basement is a standout feature, thoughtfully completed by Homes by Avi to maximize both living space and functionality. Enjoy a spacious recreation or media room, a fourth bedroom, a full bathroom, and additional storage—ideal for guests, a growing family, or a home office. Outside, the welcoming front porch provides a charming space to relax and connect with the neighbourhood, while the landscaped backyard offers privacy, green space, and an ideal setting for summer gatherings. Located in one of Northwest Calgary's fastest-growing communities, Carrington offers parks, playgrounds, walking paths, a future school site nearby, and exceptional access to major roadways.

You're just minutes from Vivo for Healthier Generations, approximately 10 minutes to CrossIron Mills, 15 minutes to Calgary International Airport, 20 minutes to Downtown Calgary, and only an hour from the breathtaking mountains. Fully developed, move-in ready townhouses with four bedrooms, four bathrooms are a rare opportunity in this desirable community. Don't miss your chance—book your private showing today to view this wonderful home.