



GRASSROOTS
REALTY GROUP

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120 Carrington Road NW
Calgary, Alberta

MLS # A2335238



\$769,000

Division:	Carrington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,922 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Washer/Dryer Stacked, Refrigerator, Range Hood, Dishwasher, Electric cooking range

Welcome to 120 Carrington Road NW, an immaculate two-storey residence offering more than 1,921 sq. ft. of expertly finished living space in the sought-after northwest community of Carrington. Perfectly suited for families and professionals alike, this move-in-ready home blends high-end finishes, daily convenience, and abundant sunlight throughout its open-concept layout. The main floor sets an inviting tone with luxury vinyl plank flooring, expansive windows, and a cohesive design connecting the spacious living room and dining area—ideal for both quiet evenings and hosting guests. At the heart of the home, the chef-inspired kitchen boasts sleek quartz countertops, stainless steel appliances including a gas stove, abundant cabinetry, and generous counter prep space. Upstairs, the home features three spacious bedrooms and convenient upper-level laundry. The primary retreat serves as a private oasis complete with a walk-in closet and a refined 4-piece ensuite. Adding incredible versatility and value, the property includes a professionally finished, fully legal basement suite equipped with its own bedroom, full bathroom, separate laundry, and ample storage—offering an exceptional mortgage helper through long-term rentals or short-term Airbnb hosting. Outdoors, the fully fenced and landscaped backyard offers an ideal setup for summer BBQs, relaxation, and outdoor gatherings. Complete with a double attached garage for secure parking and extra storage, this exceptional property sits just steps from Carrington’s popular parks, pathways, playgrounds, and natural wetlands.