



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

260 Carringham Way NW
Calgary, Alberta

MLS # A2336237



\$569,000

Division:	Carrington		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot		

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:	See Remarks		

Inclusions:	None
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Welcome to this stylish, nearly-new freehold end-unit townhouse in Carrington—offering 3 bedrooms, 2.5 bathrooms, a front attached single garage, and NO CONDO FEES. Designed for modern, low-maintenance living, the main level features a bright open-concept layout anchored by a kitchen with quartz countertops, stainless steel appliances, sleek cabinetry, and a large central island. The adjoining living and dining areas are flooded with natural light, seamlessly connecting to your private, south-facing backyard. Upstairs, you’ll find three comfortable bedrooms, including a primary suite complete with a walk-in closet and private ensuite, plus convenient upper-level laundry. The unfinished walkout basement provides an incredible blank canvas for future development with direct access to the lower yard. Perfectly positioned near parks, playgrounds, top-tier shopping, dining, and major commuter routes, this turn-key property is an outstanding opportunity for first-time buyers, growing families, or smart investors.