

# \$620,000 - 197 Carringvue Way Nw, Calgary

MLS® #A2213777

**\$620,000**

4 Bedroom, 4.00 Bathroom, 1,504 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

Welcome to your new home! Nestled in the family-friendly community Carrington. This beautifully maintained 4-bedroom, 3.5-bath is perfect for families, first-time buyers, and anyone looking for a cozy place to call home. Walk in to the home to feel the vast 9 foot ceilings, an open concept layout, and ample light from the large windows. Features to highlight are appliances and water heater are Energy Star for efficiency, nest thermostat, and quartz counters all throughout. The home has AC for the hot summers, and black out blinds in a few of the bedrooms for a comfortable sleep. The basement is developed with the 4th bedroom, full bath, and the ceiling and furnace room have been sound proofed. The back deck great for entertaining has a gas line for barbecuing, a good sized yard, and double detached garage. The home is walking distance to parks, paths, close to shopping, and quick access to Stoney Trail. Don't miss out, book your showing now!

Built in 2018

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2213777  |
| Price      | \$620,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,504                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 197 Carringvue Way Nw |
| Subdivision | Carrington            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1K6               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, On Street |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)                                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | Central Air                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 10               |
| Zoning         | R-2M             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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