

**171 Carringham Road NW**  
**Calgary, Alberta**

**MLS # A2235263**



**\$615,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** None

Welcome to this 1637 sq ft duplex delight! Built in 2023, this home is practically new and is protected under the Alberta New Home Warranty, offering peace of mind. Step inside to an open-concept main floor with luxury vinyl plank flooring and sun-soaked windows that flood every corner with natural light. The spacious kitchen boasts quartz countertops, Samsung stainless steel appliances, and enough counter space to host everything from pancake Sundays to charcuterie Fridays. Upstairs, you'll find three spacious bedrooms, including a primary suite complete with a 4-piece ensuite and space to truly unwind. The undeveloped basement is your blank canvas. But the real showstopper? The large pie-shaped yard. Whether it's a garden, play structure, or the ultimate patio setup, there's room for it all. Top it off with an attached double garage and you've got comfort, style, and practicality wrapped up in one gorgeous package. Trendy yet timeless, low-maintenance yet full of potential.