

**372 Carrington Way NW**  
**Calgary, Alberta**

**MLS # A2293599**



**\$619,999**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom duplex with NO CONDO FEES at carrington community, offering the perfect blend of comfort, style, and convenience. The bright, open-concept main floor features 9-foot ceilings and durable luxury vinyl plank flooring, creating a modern and inviting living space. Large windows fill the living room with natural light, while the well-appointed kitchen impresses with stainless steel appliances, sleek cabinetry, ample counter space, and a large central island—ideal for everyday living and entertaining. The dining area flows seamlessly from the kitchen, and a convenient 2-piece powder room completes the main level. Upstairs, the spacious primary suite offers a walk-in closet and a private 5-piece ensuite with dual sinks, a soaker tub, and separate shower. Two additional bedrooms, a 4-piece bathroom with dual sinks, and upper-level laundry provide practical family living. The unfinished basement offers excellent potential for future development to suit your needs. Located in a vibrant community close to parks, pathways, shopping, and amenities, with quick access to Stoney Trail and just 15 minutes from the airport, this home offers outstanding value and convenience.