

**29 Carringvue Way NW**  
**Calgary, Alberta**

**MLS # A2298221**



**\$545,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,465 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Storage		

**Inclusions:** N/A

End-unit townhouse with double garage and modern finishes - this is the one you've been waiting for! Bright, open-concept main floor featuring wide-plank flooring, large windows, and a spacious living room with a sleek feature wall. The kitchen is clean and contemporary with quartz countertops, stainless steel appliances, shaker style cabinetry, and a stylish white tile backsplash. A generous dining area and convenient 2 piece bath complete the main level. Upstairs offers a well-designed layout with a spacious primary bedroom featuring a walk-in closet and private 3 pc. ensuite, plus 2 secondary bedrooms, a full 4 pc bath, and a convenient upper-floor laundry. The unfinished basement provides nearly 600 sq. ft. of future potential or excellent storage. The end unit means more light, more privacy, and better livability! Step outside to your fully fenced private backyard, complete with a detached double garage and located close to parks, pathways, and everyday amenities—ideal for first-time buyers, investors, or downsizers looking for low-maintenance living with NO CONDO FEES! Located in the growing community of Carrington, you'll enjoy quick access to Stoney Trail, scenic walking paths, parks, and a beautiful re-naturalized wetland with lookout points. With future schools, shopping, and the planned Green Line LRT nearby, this is a smart opportunity for buyers.