

425 Carringvue Avenue NW
Calgary, Alberta

MLS # A2311473



\$549,000

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,421 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY MAY 24TH 12:00PM-2:00PM No Condo Fees! This is the kind of home buyers wait for: well cared for, thoughtfully updated, filled with natural light, and located in a neighbourhood that truly feels welcoming from the moment you arrive. Set in a family-friendly community with a warm, comfortable atmosphere, this beautifully maintained duplex offers the everyday convenience, layout, and value that make a home easy to love. Inside, the main floor immediately feels open, bright, and inviting, with high ceilings, creating a sense of space that stands out the moment you walk in. The practical open-concept layout connects the spacious living area, dining nook, and U-shaped kitchen, making it easy to cook, host, relax, and stay connected with family or guests. The kitchen features stainless steel appliances, an updated faucet, and great functionality, while the dining area has been elevated with tasteful wainscoting and updated lighting fixtures that add warmth and character. Upstairs, the home continues to deliver with a convenient laundry area, linen storage, three generous bedrooms, and a comfortable primary bedroom complete with a walk-in closet with window and private ensuite. The south-facing backyard is fenced, sunny, and ready to enjoy, with a deck that is perfect for summer BBQs, morning coffee, or evenings outside with friends and family. What makes this property even more attractive is the level of care and investment already put into it, including major exterior upgrades such as the roof, siding, garage door, and metal pillars, along with a newer long-side fence that is only about 1.5 years old. With no condo fees, a single front attached garage, quick access in and out of the community, and a location that makes daily life incredibly convenient, this home checks all the right boxes. Carrington Plaza with No Frills and restaurants is nearby,

Beacon Hill Shopping Centre is only about a 10-minute drive away with Costco, HMart, Home Depot, Canadian Tire, and great dining options, and you are also close to Calgary International Airport, CrossIron Mills, playgrounds, public transportation, and everyday amenities. Plus, with Stoney Trail just minutes away, getting around the city is simple and efficient. Move-in ready, well maintained, and full of practical upgrades, this is a home that offers comfort today and confidence for years to come.