

**121 Carringvue Park NW**  
**Calgary, Alberta**

**MLS # A2312459**



**\$659,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,584 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		
<b>Inclusions:</b>	NA		

Welcome to 121 Carringvue Park NW, a stunning 2-storey duplex located in the highly sought-after, award-winning community of Carrington! Only 5 years old, this beautifully designed home offers stylish and functional living across three fully developed levels, including a brand new legal secondary suite with separate entrance and outstanding income potential. The thoughtfully designed upper level features a spacious primary retreat complete with a walk-in closet and private ensuite, along with two additional generously sized bedrooms and a full main bathroom. The bright and inviting main floor is filled with natural light and showcases a modern executive kitchen, spacious dining area, elegant great room, and convenient 2-piece bath &mdash; perfect for entertaining and everyday family living. Enjoy exceptional curb appeal with a covered front porch, attached garage, and poured concrete double driveway. Comfort and convenience continue with forced-air natural gas heating, central air conditioning, a fully fenced and landscaped pie-shaped backyard where kids can play all day long, and a large deck ideal for summer gatherings. All major appliances are included: fridge, gas stove, dishwasher, microwave, washer, and dryer. The recently renovated basement offers turnkey income potential and is tenant-ready for immediate rental income after possession. This fully finished legal basement suite features a custom kitchen, high ceilings, luxury vinyl plank flooring, separate laundry, and a private side entrance, making it an ideal mortgage helper, Airbnb opportunity, or comfortable space for extended family. Perfectly situated with easy access to Stoney Trail, Deerfoot Trail, and the future Livingston LRT, this home is close to parks, shopping, schools, and everyday conveniences. Enjoy being just 12 minutes to CrossIron Mills, 10 minutes to Superstore,

5 minutes to No Frills, 11 minutes to Costco, and only steps from future retail developments. This exceptional property truly checks all the boxes. Don't miss your opportunity to own this versatile and beautifully maintained home. book your showing today and be sure to explore the virtual tour!