



372 Carringvue Place Calgary Alberta

\$799,990

Unique!! LEGAL basement suite to help supplement the mortgage. ATTENTION INVESTORS MOVE UP BUYERS! LEGAL SUITED BASEMENT DONE RIGHT! Nestled in the vibrant Carrington community of NW Calgary, this stunning one year old home at 372 Carringvue Place is a modern haven, with near 1700sq. ft. of elegantly appointed above grade living space, complemented by a spacious, legal basement suite. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles. The kitchen design boasts floor-to-ceiling cabinets, Quartz countertops, full-height tile backsplashes, and stainless steel appliances, catering to both style and functionality. High-quality wide plank flooring throughout the living area enhances the home's modern appeal. Energy efficiency is paramount, with a high-efficiency furnace, drip humidifier, and comprehensive insulation ensuring comfort. The property also includes contemporary light fixtures, and modern baseboards and casings. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions. Located in a new community known for its scenic beauty and urban convenience, this home is not just a residence but an investment opportunity, with the legal basement suite offering additional future rental income, making it an attractive option for both homeowners that want to live up and rent down and investors that would rent both suites. Don't wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN! (id:6769)

Primary Bedroom 13.83 Ft x 13.58 Ft
 4pc Bathroom 8.58 Ft x 5.00 Ft
 Other 5.00 Ft x 4.17 Ft
 Bonus Room 15.08 Ft x 9.75 Ft
 Laundry room 5.50 Ft x 4.08 Ft
 4pc Bathroom 9.17 Ft x 4.92 Ft
 Bedroom 9.08 Ft x 9.42 Ft
 Bedroom 9.92 Ft x 9.17 Ft

Living room 13.58 Ft x 10.83 Ft
 Kitchen 12.83 Ft x 8.58 Ft
 Laundry room 4.33 Ft x 3.00 Ft
 Pantry 3.17 Ft x 2.25 Ft
 4pc Bathroom 9.75 Ft x 4.92 Ft
 Primary Bedroom 9.75 Ft x 10.33 Ft
 Dining room 12.83 Ft x 8.58 Ft
 Other 6.83 Ft x 6.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

VIP Realty & Management



See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca

Other 11.33 Ft x 6.17 Ft

Living room 14.00 Ft x 12.58 Ft

Other 5.25 Ft x 4.00 Ft