



24 Carringvue Way Calgary Alberta

\$480,000

****Open Houses Sat. Mar. 14 & Sun. Mar. 15 from 1:00-4:00pm** NO CONDO FEES and meticulously maintained, this 3-bedroom, 2.5-bath townhome in Carrington offers 1,224 sq.ft. of thoughtfully designed living space, a private outdoor setting, and valuable future garage potential. Built in 2019, the home has been carefully cared for with recent exterior improvements including new siding and roof (2025) and a new furnace blower installed in 2025, reflecting consistent maintenance of the home's key mechanicals. The main level connects a bright living and dining area to the kitchen, finished with quartz countertops carried throughout the home and stainless steel appliances, creating a clean and durable workspace for everyday living and entertaining. Generous windows—including an oversized bedroom window upstairs—fill the home with natural light. Upstairs, you'll find three bedrooms, including a primary suite with a spacious walk-in closet and private 3-piece ensuite with shower, while the remaining bedrooms share a 4-piece full bathroom. The professionally completed partial basement currently functions as a comfortable second living room, an ideal escape for movie nights or quiet evenings, while the remaining area is used as a gym and is ready for the next owner's vision. Outside, the fully fenced, maintenance-free landscaped backyard includes a gas BBQ line and opens to a 2-car gravel parking pad with wiring rough-in, ready for a future oversized single detached garage or workshop. Located on a quiet street steps from Carrington's pathway network with convenient access to Stoney Trail and nearby amenities, this home offers a balanced blend of comfort, flexibility, and long-term value. (id:6769)**

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

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Recreational, Games room 16.58 Ft x 11.75 Ft

Storage 16.67 Ft x 21.58 Ft

Dining room 12.92 Ft x 9.67 Ft

Kitchen 11.17 Ft x 10.83 Ft

Living room 11.25 Ft x 12.58 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Primary Bedroom 11.58 Ft x 10.50 Ft

Bedroom 8.00 Ft x 8.67 Ft

Bedroom 8.50 Ft x 12.17 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

3pc Bathroom 4.92 Ft x 8.58 Ft