



36 Carringvue Way Calgary Alberta

\$495,000

CHARMING TOWNHOME | PROFESSIONALLY FINISHED BASEMENT | GREAT LOCATION | NO CONDO FEES |

Welcome to this charming 4 bedroom townhome...well maintained, featuring an open-concept floorplan, vinyl plank flooring throughout the main level and is bright with an abundance of natural light! The foyer offers a walk-in closet...ideal for keeping your personal & seasonal items organized. The living room blends perfectly into the spacious dining area, creating a wonderful space for entertaining with family & friends! The open kitchen, large enough for a moveable island, showcases designer cabinetry in a modern neutral shade, elegant white quartz countertop & stainless steel appliances...including a brand new stove! The rear foyer has additional storage, a pantry closet, & access to the private fenced yard. Completing this main level is a 2pc powder room. Upstairs you will find a Master bedroom, spacious enough for a king size bed and offers a walk-in closet and 3pc ensuite with oversized shower. There are 2 additional bedrooms, a main bathroom with linen storage...plus convenient upper laundry! Professionally finished by the builder, the lower level is fantastic...enjoy game day or your favourite movie on a big screen in the family room; there is also a generous sized 4th bedroom, full bathroom, plus additional storage! This home is nicely located on a quiet street with a private backyard...fully fenced and landscaped with patio & BBQ gas-line! There is back alley access with a parking pad for 2 vehicles, plus the roof is new (replaced in 2025). Ideally located with quick & easy access, just a short walk to nearby shops, services & walking around the pond! (id:6769)

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 14.00 Ft x 8.92 Ft

Storage 10.25 Ft x 3.50 Ft

Family room 16.42 Ft x 10.00 Ft

Foyer 5.08 Ft x 4.92 Ft

Living room/Dining room 22.08 Ft x 12.83 Ft

Kitchen 10.83 Ft x 10.25 Ft

Other 5.17 Ft x 5.08 Ft

2pc Bathroom 4.83 Ft x 5.25 Ft

Primary Bedroom 11.67 Ft x 10.50 Ft

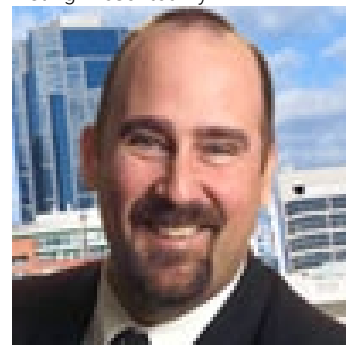
Bedroom 9.67 Ft x 8.08 Ft

Bedroom 13.08 Ft x 8.42 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Listing Presented By:



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