



## 449 Carringvue Avenue Calgary Alberta

\$635,000

Introducing a magnificent duplex located in the highly desirable community of Carrington. This exceptional property offers a spacious and well-appointed living space, perfect for those seeking comfort and convenience. Kitchen upgrades include crown mouldings, large island, additional island lighting, 42" upper cabinets, chimney style hood fan, two sets of pros and pans drawers beside stove and built in microwave with trim kit. Spanning over 1500 sq ft above grade, this home presents an excellent open concept floor plan on the main floor with a good size kitchen, large kitchen Island, computer/work area, good size living room, nook and well located half bath. The upper floor offers three good sized bedrooms and 2.5 baths. Each bedroom offers ample space for relaxation and privacy, making it ideal for families or hosting guests. The master bedroom features its own 4pc ensuite bathroom, providing a serene retreat within the home. The fully developed basement is a true gem, boasting a full bathroom, an extra-large living area, and a den. This versatile space is perfect for creating a home office or a comfortable spot to work from home. It also offers the potential for generating additional income as an Airbnb rental space, making it a valuable asset for savvy investors. Step into the backyard and discover a tranquil oasis that has been meticulously designed for relaxation and entertainment. The yard is fully done with a lawn and a fenced perimeter, ensuring privacy and security. The decks provides the perfect setting for summer barbecues or simply unwinding. Bbq gas line ready to go! Parking will never be a concern with ample space available, including a dedicated garage. This property also features an attached garage, providing convenience and protection, especially during the winter months. Situated in a desirable neighborhood, this home offers close proximity to a...

4pc Bathroom 3.07 M x 1.65 M

5pc Bathroom 4.19 M x 2.31 M

Bedroom 4.04 M x 2.82 M

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Laundry room 2.41 M x 1.75 M

Primary Bedroom 5.94 M x 3.58 M

Recreational, Games room 6.83 M x 5.39 M

Furnace 3.51 M x 2.41 M

4pc Bathroom 2.13 M x 1.52 M

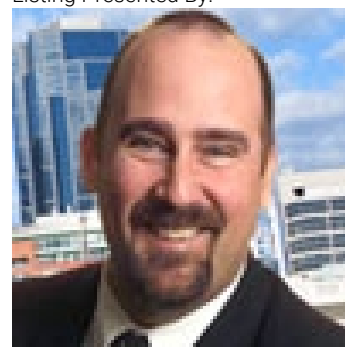
2pc Bathroom 2.06 M x .89 M

Dining room 3.35 M x 2.59 M

Kitchen 5.13 M x 4.50 M

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

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Other 2.08 M x 2.06 M

Living room 4.57 M x 3.20 M

Den 3.96 M x 1.85 M