

# \$614,900 - 71 Carrington Road Nw, Calgary

MLS® #A2197516

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,675 sqft

Residential on 0.05 Acres

Carrington, Calgary, Alberta

**BRAND NEW | 3 BEDROOMS + FLEX | 2.5 BATHROOMS | SEPARATE SIDE ENTRANCE** | Welcome to this stunning, brand new semi-detached home with Separate side entrance to the basement and 9ft Ceilings on main floor located in the vibrant community of Carrington, NW Calgary situation close to all amenities. As you step inside, you'll be greeted by a bright, open-concept main floor with 9ft Ceiling height, featuring luxury vinyl plank flooring, large triple glazed windows, and a contemporary kitchen with quartz countertops, a spacious peninsula, and upgraded stainless steel appliances. The living and dining areas flow seamlessly together, making it ideal for entertaining and family gatherings. Additionally, there's a versatile bonus/flex room perfect for a home office, family room, or play area. Upstairs, you'll find 3 generous sized bedrooms and two full bathrooms, including a primary suite with a walk-in closet. This home is also equipped with WIRELESS power switches with the potential to control from cell phone. One of the unique features of this home is the separate entrance to the unfinished basement which provides additional potential options for future development. This location is very close to amenities such as grocery store, gas station, cafes, restaurants, ponds and walkways along with easy access to Highway and shopping plazas. Don't miss out on this amazing opportunity to own a new home in one of Calgary's most sought-after NW



neighbourhoods!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2197516               |
| Price          | \$614,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,675                  |
| Acres          | 0.05                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 71 Carringford Road Nw |
| Subdivision | Carrington             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2H1                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Walk-In Closet(s), Separate Entrance                                       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Exterior Entry   |

**Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | None             |
| Lot Description   | Back Lane, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed            |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 53                  |
| Zoning         | R-G                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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