

# \$590,000 - 44 Carringvue Link Nw, Calgary

MLS® #A2207603

**\$590,000**

4 Bedroom, 4.00 Bathroom, 1,458 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

Nestled in the heart of Calgary's Northwest, this stunning semi-detached home offers nearly 2,200 square feet of meticulously designed living space in the highly sought-after Carrington community. Boasting 4 spacious bedrooms and 3.5 bathrooms, the residence is an exquisite blend of modern comfort and refined elegance. Upon arrival, you'll notice the newly installed extended-life roof and newly installed siding, ensuring both durability and curb appeal. The foundation for a future double detached garage has already been laid, complete with a double concrete parking pad, and a generous secondary deck—built just last year—invites al fresco dining and evening relaxation under the western sky.

Inside, the main floor welcomes you with luxury vinyl plank flooring that flows seamlessly from the bright living room—anchored by an electric fireplace—to the generous kitchen. Here, quartz countertops and an over-the-range microwave with integrated venting complement high-end cabinetry, creating a chef's dream workspace. A second electric fireplace adds warmth and ambiance to the heart of the home, making it the perfect setting for gatherings or quiet nights in.

Ascend to the upper level to discover the tranquil primary suite, complete with a walk-in closet and a spa-like ensuite bathroom. This



spacious retreat easily accommodates a king-sized bed, leaving ample room for additional seating or a reading nook. Two additional bedrooms and a full bathroom share this floor, alongside a dedicated laundry room equipped with top-of-the-line washer and dryer units—ensuring chores are handled with ease and efficiency.

The fully finished basement expands the home’s versatility, featuring a cozy living area warmed by a gas fireplace, a fourth bedroom, and a full bathroom with heated floors—perfect for guests. Ample storage and utility space round out this level, offering practical solutions without compromising style. Outside, Carrington’s renowned walkability, 65 acres of interconnected green spaces, and mountain-view pathways provide a vibrant backdrop for this exceptional home, blending suburban tranquility with convenient access to Stoney Trail and downtown Calgary.

Built in 2018

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207603               |
| Price          | \$590,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,458                  |
| Acres          | 0.06                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 44 Carringvue Link Nw |
| Subdivision | Carrington            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1K6               |

### Amenities

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

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Range |
| Heating           | Forced Air                                                                                  |
| Cooling           | Central Air                                                                                 |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Electric                                                                                    |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | R-2M             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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