

# \$759,950 - 37 Carrington Circle Nw, Calgary

MLS® #A2256003

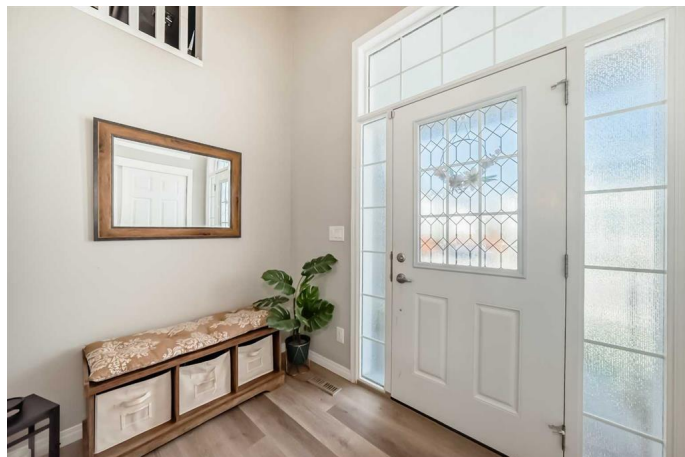
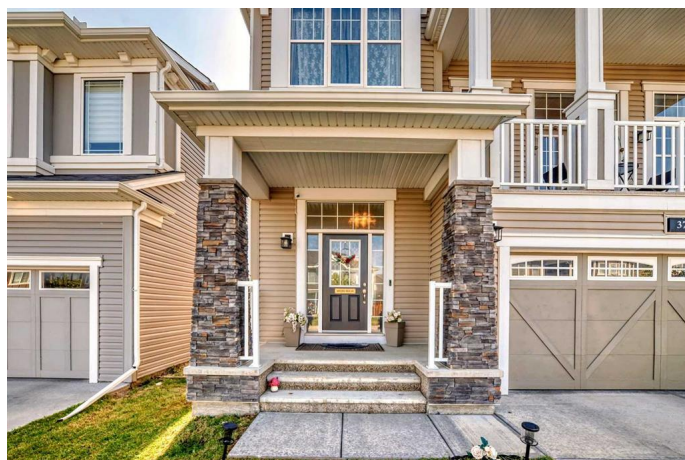
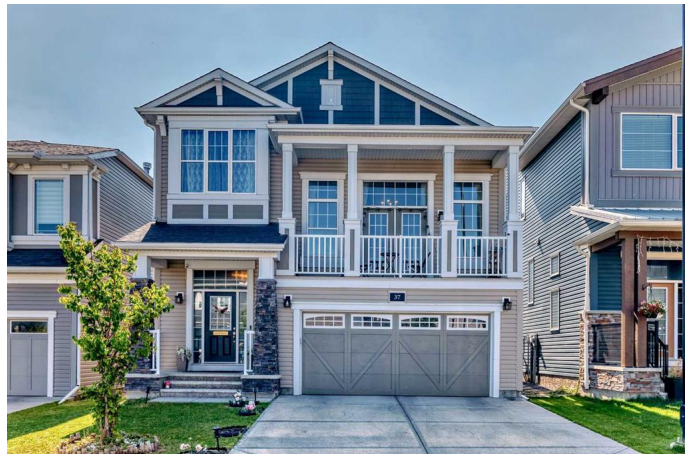
**\$759,950**

3 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

**\*\*MASSIVE PRICE REDUCTION\*\*** Welcome to your dream home, nestled in the family-friendly community of Carrington. This exquisite two-storey 4-level split is over 2370 sq ft above grade, offering a luxurious yet comfortable living space with Three bedrooms and 2.5 baths. Situated on a north-facing lot, with a sunny, south backyard that has sunlight all day long - this house is steps from walking paths, green space and tranquil nature ponds. This property offers an exceptional blend of beauty and convenience. Upon entry, you are welcomed by an abundance of natural light, elegant design, upgraded lighting fixtures, 9-foot ceilings, and 8-foot doors on the main level. The living room provides a cozy gathering space with large windows, featuring custom wall papered accent walls and a contemporary gas fireplace. The kitchen is a culinary haven, equipped with upgraded/ built-in appliances, a gas range and corner, spacious walk-in pantry. This area is ideal for family gatherings and entertaining. From the dining area, step onto the huge 20 ft x 11 ft south-facing two-tiered deck—perfect for sunny-day relaxation or entertaining family and friends. On the upper level, the primary suite is exceptionally spacious, featuring an opulent ensuite with a shower enclosed in 10ml glass, a freestanding soaker tub, dual vanities, and a walk-in closet with built-in organizers. Two additional great sized bedrooms on the 3rd level share a four-piece bathroom, along with a spacious bonus room with high ceiling on the



2nd level. The unfinished lower level offers a lot of storage space and has rough-ins ready for your next, dream project. This home is sure to impress. Situated just steps from natural ponds, pathways, parks, this home also provides convenient access to the Carrington Commercial Shopping Centre, bike paths, Stoney Trail, Deerfoot Trail, and is minutes from Calgary International Airport. Book your showing today!! You won't be disappointed!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256003      |
| Price          | \$759,950     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,372         |
| Acres          | 0.08          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 37 Carrington Circle Nw |
| Subdivision | Carrington              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P0Y6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage

Appliances Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

## Exterior

Exterior Features Balcony, Private Yard, Garden

Lot Description Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 10th, 2025

Days on Market 52

Zoning R-G

## Listing Details

Listing Office Sutton Beeline

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