$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 Calgaryâ€™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, youâ€™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 deckâ€”built just last yearâ€”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 roomâ€”anchored by an electric fireplaceâ€”to the generous kitchen. Here, quartz countertops and an over-the-range microwave with integrated venting complement high-end cabinetry, creating a chefâ€™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 unitsâ€”ensuring chores are handled with ease and efficiency.

The fully finished basement expands the homeâ€™s versatility, featuring a cozy living area warmed by a gas fireplace, a fourth bedroom, and a full bathroom with heated floorsâ€”perfect for guests. Ample storage and utility space round out this level, offering practical solutions without compromising style. Outside, Carringtonâ€™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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.