

# \$689,900 - 93 Carringvue Park Nw, Calgary

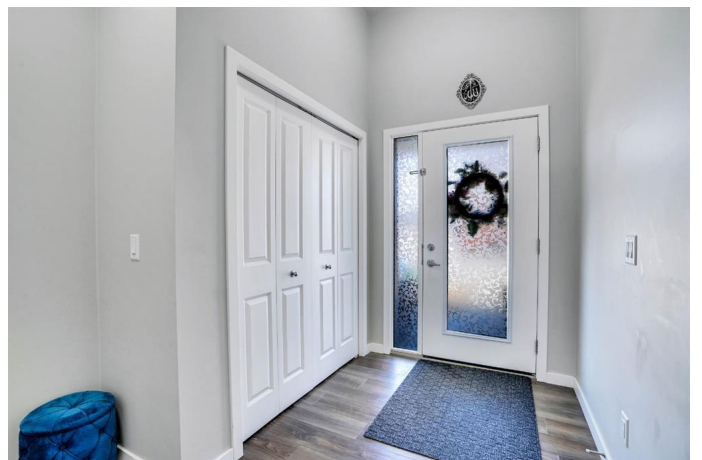
MLS® #A2199593

**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,705 sqft  
Residential on 0.06 Acres

Carrington, Calgary, Alberta

Wow, What a Rare Find! A meticulously maintained duplex with an Attached Garage and a FULLY Developed WALKOUT basement currently being set up as a profitable Air B&B. Welcome Home to this gorgeous family home located in the highly sought-after community of Carrington. The immaculate property offers over 2,350 square feet of living space on three levels and contains 4 bedrooms and 3.5 bathrooms. Upon entering the home, you will be welcomed by an 11 feet high grand foyer that leads onto the open and bright main floor featuring a modern kitchen with upgraded SS appliances, quartz counter tops and a large island that opens up to a bright living room and the dining area that conveniently connects to a deck which is indispensable for those summer barbecue parties. Upstairs, you will find a large and bright master bedroom with a 4 pcs ensuite and a huge walk-in closet as well as a Bonus Room (which is rare for a duplex) currently used as a family room. Two more good sized bedrooms, a main bathroom and a laundry room complete the second floor. The WALKOUT basement is professionally designed and developed as a short term rental featuring a modern bedroom, full bathroom, a versatile dining area and a kitchenette, a perfect setup to provide accommodation for a couple or a solo traveller. Outside, the west facing backyard is fully landscaped and fenced with a concrete patio, great for the guests to enjoy the warm weather or barbecue. The oversized and insulated single car Attached



Garage provides ample parking and lots of storage space. Tons of upgrades were added in building this beautiful home, 9â€™™ ceiling for both the main floor and the walkout basement, GOURMET kitchen with gas range, chimney hood fan and built-in microwave, pot lights in kitchen and living room, wood spindle railing on the main and the second floor, LVP flooring on both main and second floors, knockdown ceiling throughout, wide driveway that can park 2 cars comfortably, concrete sidewalk and last but not least, the Central Air Conditioner. Did I mention the New siding and New Class 4 Malarkey shingles (replaced only last year after the hail damage and Malarkey is more hail resistant than other regular shingles)? Close to parks/ponds/pathways, shopping plaza and transit, this property is the perfect choice for any family looking for a new, modern and comfortable home in a great community. Do not miss your chance to make this your dream home and start to enjoy the mountain view from your bedrooms!

Built in 2019

### **Essential Information**

MLS® #	A2199593
Price	\$689,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,705
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	93 Carringvue Park Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1L1

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Sloped Down, Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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