$749,990 - 372 Carringvue Place Nw, Calgary

MLS® #A2203209

$749,990

4 Bedroom, 4.00 Bathroom, 1,669 sqft
Residential on 0.06 Acres

Carrington, Calgary, Alberta

Unique!! LEGAL basement suite to help supplement the mortgage. ATTENTION INVESTORS MOVE UP BUYERS! LEGAL SUITED BASEMENT DONE RIGHT! Nestled in the vibrant Carrington community of NW Calgary, this stunning one year old home at 372 Carringvue Place is a modern haven, with near 1700sq. ft. of elegantly appointed above grade living space, complemented by a spacious, legal basement suite. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles. The kitchen design boasts floor-to-ceiling cabinets, Quartz countertops, full-height tile backsplashes, and stainless steel appliances, catering to both style and functionality. High-quality wide plank flooring throughout the living area enhances the home's modern appeal. Energy efficiency is paramount, with a high-efficiency furnace, drip humidifier, and comprehensive insulation ensuring comfort. The property also includes contemporary light fixtures, and modern baseboards and casings. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions. Located in a new community known for its scenic beauty and urban convenience, this home is not just a residence but an investment opportunity, with the legal basement suite offering additional future rental income, making it an attractive option for both homeowners that want to live

up and rent down and investors that would rent both suites. Donâ€™t wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN!

Built in 2022

Essential Information

MLS® #	A2203209
Price	$749,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	372 Carringvue Place Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2A4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	VIP Realty & Management

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