

\$780,000 - 384 Carringvue Place Nw, Calgary

MLS® #A2107484

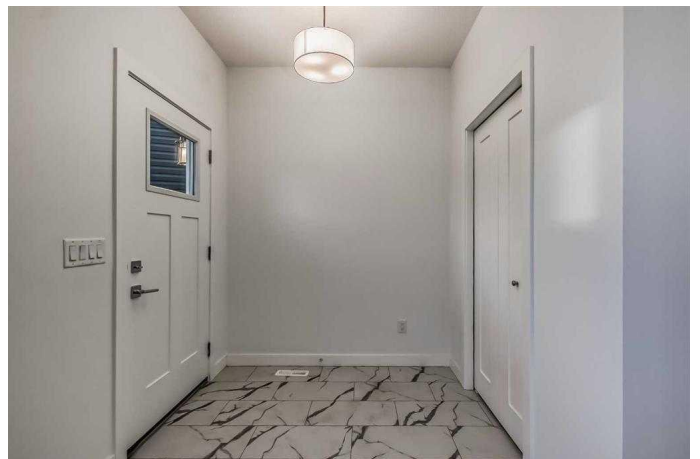
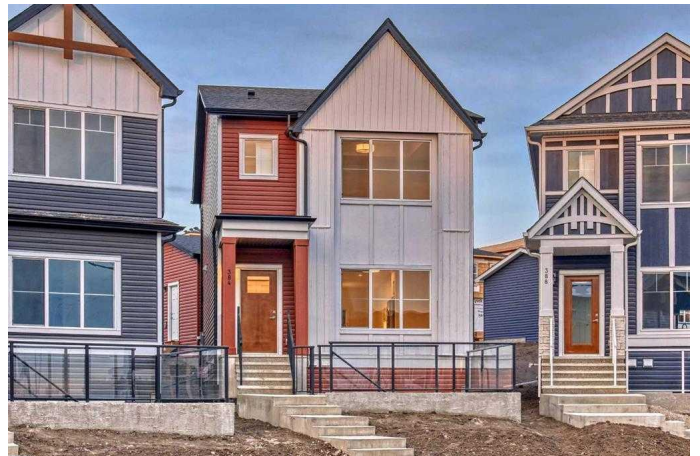
\$780,000

4 Bedroom, 4.00 Bathroom, 1,663 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

RARE!!! Want a LEGAL basement suite to help with the mortgage or having space for the parents or a live-in nanny sound appealing? ATTENTION INVESTORS MOVE UP BUYERS! LEGAL SUITED BASEMENT DONE RIGHT! Nestled in the vibrant Carrington community of NW Calgary, this stunning BRAND NEW HOME AND NEVER LIVED IN HOME (Better than NEW... No GST) at 384 Carringvue Place is a modern haven, with near 1700sq. ft. of elegantly appointed above grade living space, complemented by a 671 sq. ft. LEGAL basement suite, perfect as a mortgage helper or even as an AIR BNB short term rental investment. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles, creating a luxe atmosphere. The award-winning kitchen design boasts floor-to-ceiling ergonomic TRUspace™ cabinets, polished Quartz countertops, full-height tile backsplashes, and stainless steel energy-saving appliances, catering to both style and functionality. High-quality wide plank flooring with acoustic underlay throughout the main 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, smooth panel doors with anti-scuff hardware, and modern baseboards and casings. Safety features such as hardwired carbon monoxide



and smoke detectors, along with a complete security system rough-in, provide peace of mind. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions, this home comes with NEW HOME WARRANTY to give you peace of mind when buying new. 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 recession proof living potential with additional future rental income and could help with your mortgage qualification (ask a Mortgage specialist about it), making it an attractive option for both homeowners that want to live up and rent down and investors that would rent both suites for positive cashflow! Don't wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN! New Home Warranty applies so there is no risk in investing in this bright new community of Carrington, Northwest Calgary. Come see it today!

Built in 2023

Essential Information

MLS® #	A2107484
Price	\$780,000
Sold Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,663
Acres	0.08
Year Built	2023
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	384 Carringvue Place Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2A5

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	High Ceilings, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, Radiant
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 15th, 2024
Days on Market	30
Zoning	R-1N
HOA Fees	0.00

Listing Details

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