

\$619,999 - 262 Carringvue Way Nw, Calgary

MLS® #A2120367

\$619,999

3 Bedroom, 3.00 Bathroom, 1,564 sqft
Residential on 0.06 Acres

Carrington, Calgary, Alberta

Welcome to Carrington, the prestigious neighborhood in NW Calgary where luxury meets sustainability. Nestled within this pristine community, this semi-detached residence boasts three bedrooms, three bathrooms, and a host of modern features designed for contemporary living.

As you step inside, natural light cascades through the expansive windows, illuminating the spacious living areas. The open-concept layout seamlessly integrates the living room, dining area, and kitchen, creating an inviting space for both relaxation and entertainment. The kitchen is a culinary haven, equipped with stainless steel appliances, chic cabinetry, and ample counter space.

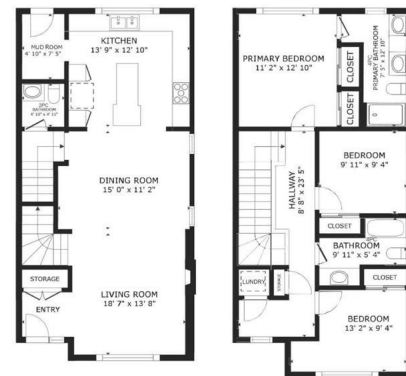
Retreat to the serene master bedroom, complete with an ensuite bathroom and generous closet space. Two additional bedrooms offer versatility for guests or a home office.

One of the standout features of this home is the double detached garage, fitted with solar panels and an EV charger. Harness the power of the sun to charge your electric vehicle conveniently at home, further enhancing your commitment to sustainability while enjoying the convenience of modern technology!

Moreover, the main house's roof is also equipped with solar panels, ensuring



262 Carringvue Way NW



Date: April 3, 2024
Property Type: Two Storey
Main Floor: 773 sq ft / 71.81 sq m2
Upper Floor: 791 sq ft / 73.48 sq m2
Total RMS: 1564 sq ft / 145.30 sq m2

*** All Measurements adhere to RECA and RMS standards ***

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maximum energy efficiency and reducing utility costs. Embrace eco-friendly living without compromising on style or comfort.

The undeveloped walkout basement presents an opportunity for expansion and customization, allowing you to unleash your creativity and design the space of your dreams. Whether you envision a home theater, a fitness center, or a cozy family room, the possibilities are endless.

Located in Carrington, this home provides easy access to a wealth of amenities, including parks, schools, shopping centers, and dining options. Experience the perfect blend of luxury, sustainability, and creative potential in this exceptional residence.

Don't miss your opportunity to embrace a lifestyle of elegance, environmental responsibility, and personalized design—schedule your showing today and make this house your new home!

Built in 2019

Essential Information

MLS® #	A2120367
Price	\$619,999
Sold Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	262 Carringvue Way Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bathroom Rough-in, High Ceilings
Appliances	Dishwasher, Electric Range, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 18th, 2024
Days on Market	14
Zoning	R-2M
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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