

# \$589,000 - 17 Carringvue Link Nw, Calgary

MLS® #A2167801

**\$589,000**

4 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.05 Acres

Carrington, Calgary, Alberta

NO CONDO FEES | 4 BEDROOMS |  
ENSUITE | DOUBLE GARAGE | FINISHED  
BASEMENT | SOUTH FACING BACKYARD |

As you walk into the spacious entry, you will notice the the natural sunlight that flows through the main floor. The large family room and dining area are warm and welcoming while leading to your peninsula kitchen with loads of counter space, stainless steel appliances, pantry, and large quartz island. The open concept main floor finishes with a powder and mud room tucked off the back leading towards your private deck, back yard. Moving upstairs youâ€™ll be greeted by the large primary bedroom and spa inspired en-suite to start your day off right. Not to be left out is the full-size walk-in closet. Moving towards the 2 large secondary bedrooms, both with oversized closets, is your upstairs laundry including storage and another full 4pc bath. The fully finished basement is a rare find and exceptionally well designed and built by Homes by Avi. As you enter, the large entertainment area welcomes and leads you to the 4th bathroom rough in, 4th bedroom and healthy storage area! The landscaped backyard provides immense space and the privacy you deserve, with an appropriately sized deck to maximize the space. Set in the highly sought after Carrington neighborhood, with 2 parks, another on the way and the future school site just around the corner. Living here youâ€™re just minutes to major traffic arteries, 5 minutes to Vivo for Healthier



Generations, 10 minutes to Cross Iron Mills,  
15 minutes to the Calgary International Airport,  
20 minutes to Downtown Calgary. Insurance  
claim started for the hail damage. Contact your  
favorite Realtor to view this home!

Built in 2019

### Essential Information

MLS® #	A2167801
Price	\$589,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	17 Carringvue Link Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 18th, 2024
Days on Market	25
Zoning	R-2M
HOA Fees	0.00

## Listing Details

Listing Office	Royal LePage Benchmark
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