



THE
A-TEAM

**RE/MAX
FIRST**

117 CARRINGVUE Park, Calgary T3P1L1

MLS®#: **A2168637** Area: **Carrington** Listing Date: **09/26/24** List Price: **\$589,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 15-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,482**
 Low Sqft:
 Ttl Sqft: **1,482**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|------------------|--------|---------------|
| Bedroom - Primary | Second | 15`7" x 11`7" | Bedroom | Second | 12`2" x 9`4" |
| Bedroom | Second | 12`2" x 9`2" | 2pc Bathroom | Main | 6`9" x 2`9" |
| 4pc Bathroom | Second | 9`11" x 4`11" | 4pc Ensuite bath | Second | 10`6" x 6`10" |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **1810875**

Remarks

Pub Rmks: **Location, Location, Location!!! Enjoy this Affordable Family Friendly home on a quiet street in the sought after neighborhood of Carrington in NW Calgary. This Walk-out Duplex features 3 bedrooms and 2.5 bathrooms and is on an expansive pie shaped lot. The Primary bedroom has a large walk in closet and a 4 piece ensuite. The other 2 Bedrooms on the upper floor are just like new and are perfect for a growing family. There is also a nice sized laundry room that completes the upper floor. The Main Floor is Open concept with a Family room, Kitchen and Dining area all close to the nicely sized deck overlooking the large backyard. There is also an attached single car garage with large driveway perfect for playing basketball with the kids. The walk-out basement is ideal for Future development with high ceilings, rough-ins, and a separate entrance. Conveniently located to Stoney Trail, the Shops of Carrington Green, and just a stones throw away from the Carringsby Park this home is Perfect for families. Call for your private showing today!**

Inclusions: **Furniture can be negotiable**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



