



THE
A-TEAM

**RE/MAX
FIRST**

311 CARRINGVUE Way, Calgary T3P 1K9

MLS®#: **A2178632** Area: **Carrington** Listing **11/12/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$549,350k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2018** Abv Sqft: **1,338**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,400 sqft** Ttl Sqft: **1,338**
 Lot Shape:

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Vinyl**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`11" x 5`5"	Living Room	Main	15`6" x 12`11"
Dining Room	Main	12`7" x 9`2"	Kitchen With Eating Area	Main	13`2" x 11`1"
Mud Room	Main	5`9" x 5`4"	2pc Bathroom	Main	5`0" x 4`10"
Bedroom - Primary	Upper	13`6" x 12`0"	Walk-In Closet	Upper	4`11" x 4`7"
3pc Ensuite bath	Upper	8`2" x 4`11"	Laundry	Upper	4`8" x 3`4"
4pc Bathroom	Upper	8`5" x 4`11"	Bedroom	Upper	10`10" x 8`10"
Bedroom	Upper	9`7" x 9`7"	Family Room	Basement	18`5" x 12`4"

**3pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**8`2" x 7`4"
10`6" x 9`3"**

Bedroom

Basement

9`5" x 9`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1810875

Remarks

Pub Rmks:

Huge price drop for a quick sale. A No CONDO FEE spacious townhouse is rarely available in the sought after community of Carrington. Come check out this completely finished move-in-ready home. It boasts 4 bedrooms, 3.5 bathrooms and double detached garage. The total finished living space is over 2000 square foot. Main floor features include an open floorplan, big windows, stainless steel appliances, and a spacious kitchen with big island. All counters were upgraded to quartz. All bedrooms are a good size which is ideal for a bigger family. The basement family room is huge and has a beautiful fireplace which is perfect for family entertainment during long winters. The fenced backyard is big and equipped with a natural gas BBQ line for summer gatherings. The double garage is every Calgarian's dream. The location is close to amenities, high way access, schools, and daycare. All in all, it has everything you need at an affordable price. Just move in and enjoy this Christmas with your family.

Inclusions:
Property Listed By:

**Garage opener
Grand Realty**

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









