

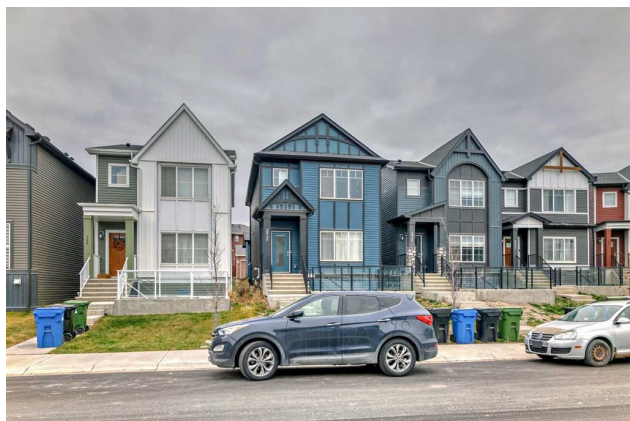


THE A-TEAM

RE/MAX FIRST

372 CARRINGVUE Place, Calgary T3P2A4

MLS@#: A2178826 Area: Carrington Listing Date: 11/12/24 List Price: \$799,990
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2022
Lot Information
Lot Sz Ar: 2,820 sqft
Lot Shape:

DOM

8
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Front Yard, Street Lighting, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Pantry, Bathrooms, Bonus Room, Living Room, Dining Room, etc.

<b>Bedroom</b>	<b>Second</b>	<b>9`11" x 9`2"</b>	<b>Other</b>	<b>Basement</b>	<b>11`4" x 6`2"</b>
<b>Entrance</b>	<b>Basement</b>	<b>5`3" x 4`0"</b>	<b>Living Room</b>	<b>Basement</b>	<b>13`7" x 10`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`10" x 8`7"</b>	<b>Laundry</b>	<b>Basement</b>	<b>4`4" x 3`0"</b>
<b>Pantry</b>	<b>Basement</b>	<b>3`2" x 2`3"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`9" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>9`9" x 10`4"</b>	<b>Dining Room</b>	<b>Basement</b>	<b>12`10" x 8`7"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2211832**

Remarks

Pub Rmks: **Unique!! LEGAL basement suite to help supplement the mortgage. ATTENTION INVESTORS MOVE UP BUYERS! LEGAL SUITED BASEMENT DONE RIGHT! Nestled in the vibrant Carrington community of NW Calgary, this stunning one year old home at 372 Carringvue Place is a modern haven, with near 1700sq. ft. of elegantly appointed above grade living space, complemented by a spacious, legal basement suite. The home features spa-like bathrooms with eased edge polished Quartz countertops, modern square edge tubs, and upgraded contemporary tiles. The kitchen design boasts floor-to-ceiling cabinets, Quartz countertops, full-height tile backsplashes, and stainless steel appliances, catering to both style and functionality. High-quality wide plank flooring throughout the 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, and modern baseboards and casings. A rear detached double car garage offers ample space for vehicles and storage. Quality and purposefully built to suit the current economic conditions. 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 additional future rental income, making it an attractive option for both homeowners that want to live up and rent down and investors that would rent both suites. Don't wait! Book your showing on this fantastic property today! THESE RARE OPPORTUNITIES DONT COME OUT OFTEN!**

Inclusions: **N/A**  
 Property Listed By: **VIP Realty & Management**

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





