

# \$825,000 - 153 Carringsby Way Nw, Calgary

MLS® #A2235346

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,082 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Not ZERO LOT, easy to DEVELOP legal suite in basement. 3 bedrooms + Den/4th bedroom. This beautifully designed 2,082 sq. ft. home nestled on a quiet street in a sought-after community Carrington. Built by Trico Homes, this exceptional property offers a modern open-concept

layout with 9-ft ceilings on the main floor, creating a bright and spacious atmosphere. Enjoy the serene East-facing backyard, backing onto lush green space, perfect for morning sunrises and peaceful outdoor living. Watch kids playing at the playground while cooking, or enjoy many baseball games right at the backyard. The upper level features three generously sized bedrooms, including a spacious master suite, a bonus room ideally positioned between the master and secondary bedrooms, and the convenience of an upper-floor laundry room. With an unfinished basement ready for your personal touch and a double attached garage, this home is perfect for families looking for comfort, functionality, and future potential. Don't miss this fantastic opportunity to live in a prime lot. Not ZERO LOT, \$50,000 extra value on the lot. QUICK POSSESSION.

Built in 2021

## Essential Information

MLS® # A2235346

Price \$825,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,082       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 153 Carringsby Way Nw |
| Subdivision | Carrington            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1T5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Vinyl Windows                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Unfinished                                                          |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Playground |
|-------------------|------------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt Shingle              |
| Construction    | Vinyl Siding, Wood Frame     |
| Foundation      | Poured Concrete              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 38              |
| Zoning         | R-G             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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