

**133 Carringvue Park NW**  
**Calgary, Alberta**

**MLS # A2216089**



**\$640,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** All basement suite appliances

A stunning two-storey home in the desirable, family-friendly community of Carrington. Boasting 1,420 sq ft above grade, plus a fully developed, brand new legal basement suite (531 sq ft), this family friendly home offers outstanding flexibility and investment potential — all with no condo fees. Step into a bright, contemporary main floor where the open-concept layout flows effortlessly from the generous foyer to the spacious living room and dedicated dining area. The modern kitchen is contained by a sparkling quartz peninsula and embedded with brand new stainless steel appliances, sleek cabinetry, and ample prep space that blend style with function. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three comfortable bedrooms, including a tranquil primary retreat with 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms share another full 4-piece bath, and the upper-level laundry adds daily ease for busy family life. Downstairs, the legal basement suite offers a thoughtfully designed layout with a separate entrance, full kitchen, living space, bedroom, and its own 4-piece bathroom — ideal for multi-generational living or rental income. The front-drive garage provides secure parking and storage, while the oversized 115-foot deep lot delivers a large backyard — perfect for kids, pets, and future outdoor enhancements. Located in a growing northwest Calgary neighborhood, this home offers quick access to schools, parks, transit, and major routes, all in a walkable community setting. Whether you’re an investor or a young family looking for room to grow, 133 Carringvue Park NW blends thoughtful design, practical luxury, and long-term potential. Don’t miss your chance to own a fully finished home with a legal suite in this sought-after location.