

# \$735,000 - 372 Carringvue Place Nw, Calgary

MLS® #A2234586

**\$735,000**

4 Bedroom, 4.00 Bathroom, 1,673 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

**\*\*Open House Saturday, June 28 2025 - 2:00 pm to 4:00 pm\*\*** A Fantastic Home with a Legal Basement Suite and Double Detached Garage in Carrington!

This beautifully built 2-storey home offers a total of 2,347 sq. ft. of living space, including a fully legal basement suite with its own separate entrance.

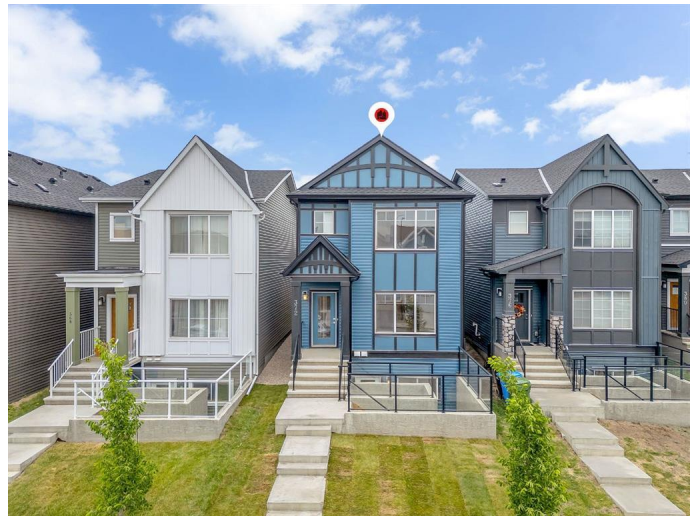
The main floor features a bright, open layout with vinyl plank flooring, modern lighting, and a kitchen equipped with quartz countertops and stainless steel appliances.

Upstairs has a practical layout perfect for families, with a primary bedroom that includes a 4-piece ensuite and a walk-in closet. There are two more generously sized bedrooms, a central family room, and convenient upper-floor laundry.

Additional features include a high-efficiency furnace, drip humidifier, and excellent insulation—keeping energy costs down and year-round comfort up.

The fully developed and permitted legal basement suite is a huge bonus. Whether you're looking for a mortgage helper or a smart investment opportunity, this home is definitely worth a look.

Outside, you'll find a detached double



garage for extra parking and storage, along with a low-maintenance backyard—perfect for relaxing or entertaining.

Located in the sought-after community of Carrington, you™re close to parks, schools, shopping, and major roadways, all while enjoying the quiet charm of a newer NW Calgary neighborhood.

Book your showing today and come see what this amazing home has to offer!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234586    |
| Price          | \$735,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,673       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 372 Carringvue Place Nw |
| Subdivision | Carrington              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P2A4                  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                    |
|--------------|------------------------------------|
| Parking      | Double Garage Detached, Off Street |
| # of Garages | 2                                  |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer                          |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | R-G             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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