

# \$749,900 - 177 Carringsby Avenue Nw, Calgary

MLS® #A2241693

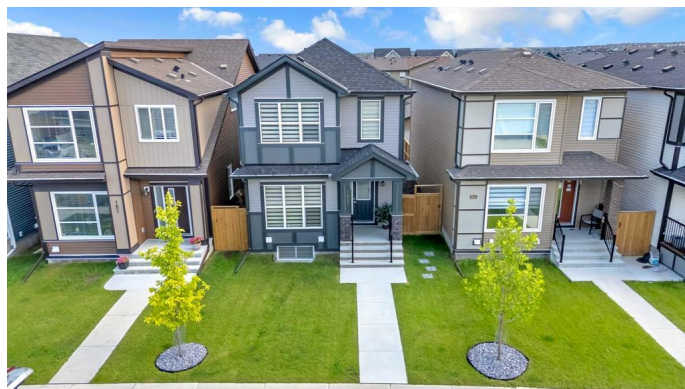
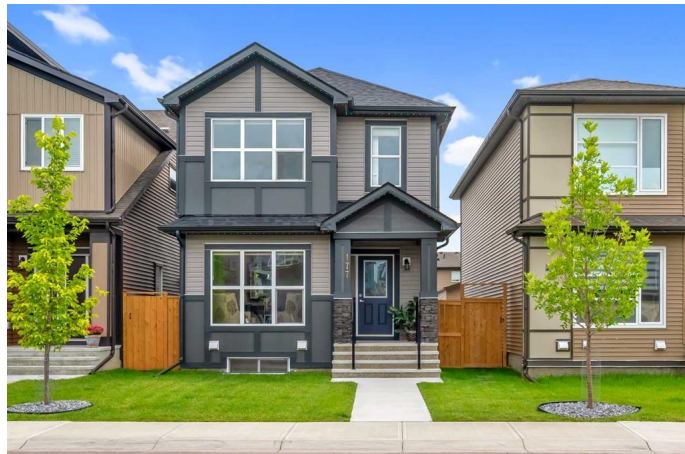
**\$749,900**

5 Bedroom, 4.00 Bathroom, 1,828 sqft

Residential on 0.07 Acres

Carrington, Calgary, Alberta

OPEN HOUSE Sun Aug 3, 2025 from 2:00 - 4:00pm. Welcome to this nearly new, fully upgraded home in the sought-after community of Carrington NW, offering 2,658 sq ft of thoughtfully designed living space. The main floor features 9-ft ceilings, a bright open-concept layout, a spacious living room with an electric fireplace, and a main floor den. The gourmet kitchen is equipped with extended-height cabinetry, upgraded quartz countertops, a full-height backsplash, gas range, spacious pantry and a large island—ideal for both everyday living and entertaining. Enjoy abundant natural light throughout the home, especially from the south-facing backyard, with large windows and remote-controlled blinds. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a dual vanity, soaker tub, and tiled shower, plus a bonus room for added living space. The builder-developed basement offers a separate side entrance, two additional bedrooms, a full bathroom, and a spacious family room. Step outside to a composite deck with gazebo, a professionally landscaped and fully fenced yard, and an oversized double garage that is fully insulated, drywalled, and painted. Additional features include central air conditioning, luxury vinyl plank flooring, and a prime location with quick access to Stoney Trail, schools, parks, and shopping—making this the perfect family home. Don't miss your chance to own a beautiful



homeâ€”schedule your private showing today!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241693    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,828       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 177 Carringsby Avenue Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1S1                  |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Off Street |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Vinyl Windows                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, ENERGY STAR Qualified Equipment, Floor Furnace,                                                           |

|                 |                                |
|-----------------|--------------------------------|
|                 | Forced Air, Natural Gas        |
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Electric, Living Room          |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Level, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 14              |
| Zoning         | R-G             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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