

# \$839,000 - 289 Carringvue Manor Nw, Calgary

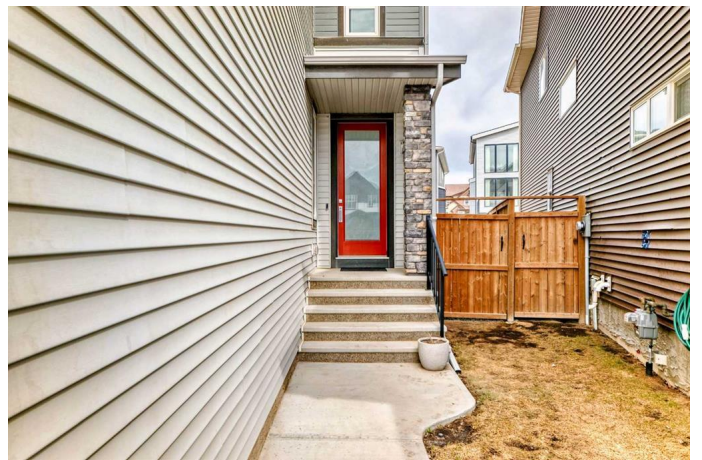
MLS® #A2209962

**\$839,000**

3 Bedroom, 3.00 Bathroom, 2,241 sqft  
Residential on 0.09 Acres

Carrington, Calgary, Alberta

NOT A ZERO LOT! Welcome to this exquisite 2,224 sq.ft Single-family home nestled in Calgary's sought-after Carrington neighborhood. This home sits on a desirable pie-shape lot, providing more backyard space. Boasting modern elegance and functional design, this property offers space, style, and convenience for today's lifestyle. Step inside to discover an open-concept main 9-foot ceilings, a dramatic open-to-below living room, and a spacious den/office with doors for privacy. The main floor also includes a stylish half bath and a garage entryway with a custom-built wooden bench for added convenience. The upgraded kitchen features a large quartz island, upgraded stainless steel appliances, a touchless faucet, a built-in-microwave, and a garburator. The Arabesque mosaic glass backsplash adds a unique touch, while the pantry boasts soffit panels and crown molding that reach the ceiling for a refined finished. Natural light fills the living room, thanks to six large windows, which are complemented by upgraded motorized blinds for easy control. The elegant fireplace, with a mantle and a box that extends to the ceiling, serves as striking focal point. Upgraded railings to the second floor and basement add an open, airy feel to the home. Upstairs, you'll find three bedrooms and a versatile bonus room, as well as an upgraded laundry room that offers direct access from the en-suite and walk-through closet. The en-suite is a luxurious retreat, with quartz countertops,



a glass shower, a double vanity, and a spacious soaker tub. The living room, en-suite and den are equipped with built-in speakers, ready for zoned sound system. The home also includes smart home features like a Nest door camera and smart switches in select rooms, making it even more convenient and connected. The backyard is perfect for outdoor living, featuring a 14x16 foot composite deck with glass railings, as well as a stone pathway that leads to the front door. Recent exterior upgrades include repairs from hail damage by the reputable Epic Roofing, including a new high-impact resistant roof with Malarkey Vista Shingles (upgraded from Level 3 to level 4), replacement of the left siding, front siding repairs, a brand-new garage door and all new eaves and downspouts. Conveniently located near Stoney Trail and Deerfoot, this home offers easy access to major routes around Calgary, making it the perfect blend of comfort, convenience, and modern living.

Built in 2017

### **Essential Information**

MLS® #	A2209962
Price	\$839,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,241
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	289 Carringvue Manor Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	3
Zoning	R-G

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.