

# \$749,000 - 226 Carrington Circle Nw, Calgary

MLS® #A2203313

**\$749,000**

3 Bedroom, 4.00 Bathroom, 1,705 sqft  
Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to this beautifully updated Single-family detached home, built in 2019, offering over 2300 square feet of living space, with 3 spacious bedrooms and 2.5 baths above ground, along with a generous Rec room / Gaming room, office space and a full bath in the basement. This inviting home is perfect for both family living and entertaining, and with a structural warranty in place until 2029, you can enjoy peace of mind for years to come.

Recent exterior upgrades include a brand-new roof installed in 2024 following a hailstorm, along with new vinyl siding, gutters, and fascia, ensuring durability and security. The property also boasts a 10.1 kWh solar system worth of \$28000, which generates more energy than the house consumes helping you save on energy costs and reduce your carbon footprint. Plus, a whole-house energy monitoring system allows you to track energy usage in real time, optimizing efficiency and maximizing savings.

Enjoy the outdoors with a lovely deck, and a convenient shed for additional storage. Built on a rectangular lot, this home provides a generous yard area, perfect for outdoor activities, gardening, or simply relaxing in the sun.

Convenience is key with this home—located with easy access to Stoney Trail, and just a short walk to a commercial plaza with shops,



restaurants, and services. Inside, youâ€™ll find modern amenities such as four ceiling fans and smart switches throughout the house, adding both comfort and convenience. Plus, the garage is equipped with a 240V outlet for convenient EV charging, making it perfect for electric vehicle owners. For those planning future expansions, the home is equipped with 200-amp wiring to the main meter, providing ample electrical capacity for a hot tub or additional appliances.

Inside, the home features energy-efficient 3-pane windows that provide excellent insulation. These windows help keep your home comfortable year-round by reducing heat loss in the winter and heat gain in the summer, contributing to lower energy bills and a more sustainable living environment. This home combines practical updates with sustainable living, making it an excellent choice for those seeking a move-in-ready property with energy efficiency and long-term value. Donâ€™t miss out on the chance to make this charming home yours!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203313    |
| Price          | \$749,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,705       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 226 Carrington Circle Nw |
| Subdivision | Carrington               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0Y8                  |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                          |
| Lot Description   | Back Yard, Landscaped, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Vinyl Siding, Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete                                |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 18th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 42  |
| Zoning         | R-G |

## **Listing Details**

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

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