

# \$585,000 - 324 Carrington Way Nw, Calgary

MLS® #A2217695

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,535 sqft

Residential on 0.05 Acres

Carrington, Calgary, Alberta

DEAL OF THE YEAR! Tucked into one of Calgary's fastest-growing and most picturesque communities, this modern 3-bedroom duplex delivers the perfect balance of comfort, style, and convenience. All of these with absolutely no condo fees to worry about! From the moment you walk in, you're greeted by sunlit interiors, 9-foot ceilings, and luxury vinyl plank flooring that flows seamlessly throughout the main floor. The open-concept layout sets the tone for modern living, with a bright and inviting living room framed by large windows and soft grey curtains—creating a cozy yet elegant ambiance that feels like home.

The heart of this space is the contemporary kitchen, fully equipped with upgraded stainless steel appliances, a massive central island, sleek cabinetry, and generous prep space—perfect for everyday meals or entertaining guests. Just off the kitchen, the dining area offers a comfortable space for shared meals, while a stylish 2-piece powder room and thoughtful storage options add everyday functionality.

Upstairs, your private primary suite is a peaceful retreat with a spacious walk-in closet and a 5-piece ensuite that includes dual sinks, a soaking tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upstairs laundry room (washer & dryer included!) round out the second level,



designed with both convenience and comfort in mind.

The unfinished basement is full of potentialâ€”perfect for a future gym, home office, media room, or extra bedroom. Outside, youâ€™ll love the lifestyle. Whether itâ€™s a morning stroll around the pond, an afternoon at the skatepark, or a quick run to the nearby plaza for groceries, coffee, or a workout, everything you need is within reach. With easy access to Stoney Trail and just 15 minutes to the airport, your commuteâ€”and your weekend getawayâ€”just got easier. This isnâ€™t just a homeâ€”itâ€™s where your next chapter begins. Come see it for yourself. Book your private showing today!

Built in 2019

### Essential Information

MLS® #	A2217695
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	324 Carrington Way Nw
Subdivision	Carrington
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 1N5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Uncovered Courtyard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 4th, 2025
Days on Market	51
Zoning	R-G

### Listing Details

Listing Office	Regent Pointe Realty
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