

# \$725,000 - 277 Carringvue Manor Nw, Calgary

MLS® #A2235597

**\$725,000**

3 Bedroom, 4.00 Bathroom, 2,074 sqft

Residential on 0.11 Acres

Carrington, Calgary, Alberta

Why wait 1-2+ years for a new build, that will sit on a tiny lot, in a dusty construction area? With nearly 2800 sq. ft. of total developed space, this 2018 full size family home shows LIKE NEW, and is packed with a myriad of UPDATES AND UPGRADES. Not the least of which are a fully DEVELOPED BASEMENT, a DOUBLE ATTACHED GARAGE, and ZERO MAINTENANCE BACKYARD that features a professionally-built multi-level deck that must be seen to truly appreciated "as well as an absolutely perfect location in one of Calgary's favourite up and coming NW communities, Carrington. With green spaces and water features within walking distance; schools, shopping, and parks nearby; this fantastic 3 bedroom, 3.5 bathroom family home boasts tens of thousands of dollars in INTERIOR UPGRADES, some straight from the builder "too many to list, but to name a few: Custom built-ins in the bonus room and dining room, 9 foot ceiling on main floor, upgraded 16 inch shelving in pantry, water softener, AC UNIT for the hot summer months, upgraded ensuite, UPGRADED KITCHEN PACKAGE (tile, hood fan, natural gas stove, etc), natural gas bbq hookup outside, in-floor heating in basement bathroom, basement wet bar for all your gatherings, TRIPLE PANE WINDOWS throughout, fresh paint, newer siding on some areas, high impact shingles, and did we mention this is a CERTIFIED GREEN BUILT HOME? Boasting an 87 efficiency rating and all energy efficient appliances. This family



home is truly TURNKEY and ideal for a couple or perhaps a young family – all that is missing is for you to move in. Call your Realtor and book a showing today!

Built in 2018

### Essential Information

MLS® #	A2235597
Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,074
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	277 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	Bar, Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Crown Molding
-------------------	--

Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other, Barbecue, Playground
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.