

# \$879,000 - 314 Carringvue Manor Nw, Calgary

MLS® #A2237545

**\$879,000**

4 Bedroom, 4.00 Bathroom, 2,252 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

"OPEN HOUSE: July 27, 2025 2:00-4:00 PM"

Walkout Basement | 9'™ Ceilings on Main |

8'™ Door Frame on Main |

Low-Maintenance Landscaping | Air

Conditioning | Oversized Deck

Discover this stunning home in the sought-after community of Carrington, offering nearly 3,193 sq ft of finished living space (2,252 sq ft above grade). The modern design combines seamlessly with a highly functional layout, featuring 4 bedrooms and 3.5 bathrooms.

Upgrades include 9'™ ceilings on the main floor, hardwood flooring, quartz countertops, and an open-concept layout. The chef-inspired kitchen comes equipped with a gas cooktop, stainless steel appliances, and an abundance of counter space and storage.

Additional main floor highlights include a private office, a walk-through pantry, a 2-piece bathroom, and a mudroom with custom cabinetry and benches, conveniently located off the double garage.

Upstairs, the spacious primary suite features a luxurious 5-piece ensuite with a large soaker tub. A bonus room separates the primary from the other two bedrooms for added privacy, and a full laundry room and an additional 4-piece bathroom complete the upper level.

The fully finished walkout basement (west-facing for maximum sunlight) is bright and welcoming—ideal for multigenerational living or income helper. It includes a kitchen, dining area, 3-piece bath, in-floor heating, a



cozy fireplace, a second laundry room, and a private entrance.

The low-maintenance landscaped backyard can easily be converted back to natural grass if desired.

Built in 2017

### Essential Information

MLS® #	A2237545
Price	\$879,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,252
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	314 Carringvue Manor Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Range Hood,

	Refrigerator, Washer/Dryer, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Level, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	R-G

## Listing Details

Listing Office	Top Producer Realty and Property Management
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