

# \$839,900 - 74 Carringvue Drive Nw, Calgary

MLS® #A2248113

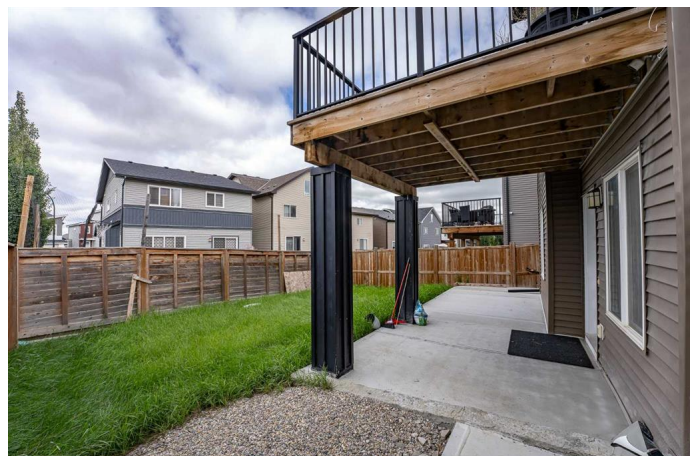
**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,142 sqft

Residential on 0.10 Acres

Carrington, Calgary, Alberta

Welcome to your dream home—a stunning corner lot property that perfectly combines comfort, convenience, and privacy. Nestled on a spacious corner lot at a vibrant three-way intersection, this exceptional residence offers an ideal retreat from the hustle and bustle of everyday life, while still providing quick access to all essential amenities and major highways. This beautifully maintained home boasts three generously sized bedrooms on the upper level, offering ample space for family and guests. The upper level features two modern full bathrooms, ensuring convenience and comfort for everyone. The main floor includes an additional bedroom and a stylish half-bathroom, perfect for visitors or flexible living arrangements. The thoughtfully designed kitchen is a chef's delight, featuring a sleek quartz island that adds elegance and functionality, making meal prep and entertaining a breeze. The attractive fireplace in the living room adds warmth and ambiance, making it a cozy spot for relaxing evenings. Step outside to enjoy the expansive backyard, a true outdoor haven. The large deck is perfect for outdoor gatherings, barbecues, or simply relaxing while soaking in the tranquility of your private oasis. The meticulously maintained grass yard provides plenty of space for children to play, pets to roam, or outdoor activities with friends and family. With the generous size of the corner lot, you'll have abundant parking options around the property—ideal for multiple vehicles, guests.



The fully developed walkout basement is a standout feature, offering a legal suite with a separate entrance and separate laundry. This versatile space is perfect for accommodating extended family, or creating a private retreat. Located in a highly desirable neighborhood, this property places you minutes from shopping centers, schools, parks, and major transportation routes. Its strategic location ensures easy access to all your daily needs while maintaining a peaceful, private environment. Whether you're looking for a spacious family home, an investment opportunity, or a versatile living space, this corner lot residence checks all the boxes. Don't miss the chance to make this exceptional property your new home—schedule your viewing today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248113    |
| Price          | \$839,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,142       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 74 Carringvue Drive Nw |
| Subdivision | Carrington             |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 0W4 |

### Amenities

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

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Other, Range Hood, Refrigerator, Washer          |
| Heating           | Exhaust Fan, Fireplace(s), Forced Air, Other                                                                   |
| Cooling           | Central Air, Other                                                                                             |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                               |
| Has Basement      | Yes                                                                                                            |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Other, Private Entrance, Rain Gutters |
| Lot Description   | Back Yard, Corner Lot, Other, Street Lighting, Sloped Down             |
| Roof              | Shingle                                                                |
| Construction      | Concrete, Mixed, Other, Vinyl Siding, Unknown                          |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 12                |
| Zoning         | R-G               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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