

# \$835,000 - 153 Carringsby Way Nw, Calgary

MLS® #A2201718

**\$835,000**

3 Bedroom, 3.00 Bathroom, 2,082 sqft  
Residential on 0.09 Acres

Carrington, Calgary, Alberta

Not ZERO LOT, easy to DEVELOP legal suite in basement. This beautifully designed 2,082 sq. ft. home nestled on a quiet street in a sought-after community Carrington. Built by Trico Homes, this exceptional property offers a modern open-concept layout with 9-ft ceilings on the main floor, creating a bright and spacious atmosphere.

Enjoy the serene East-facing backyard, backing onto lush green space, perfect for morning sunrises and peaceful outdoor living. Watch kids playing at the playground while cooking, or enjoy many baseball games right at the backyard. The upper level features three generously sized bedrooms, including a spacious master suite, a bonus room ideally positioned between the master and secondary bedrooms, and the convenience of an upper-floor laundry room.

With an unfinished basement ready for your personal touch and a double attached garage, this home is perfect for families looking for comfort, functionality, and future potential. Donâ€™t miss this fantastic opportunity to live in a prime lot. Not ZERO LOT, \$50,000 extra value on the lot. QUICK POSSESSION.

Built in 2021

## Essential Information

MLS® #                      A2201718



|                |             |
|----------------|-------------|
| Price          | \$835,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,082       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 153 Carringsby Way Nw |
| Subdivision | Carrington            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1T5               |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                                |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Playground, Private Yard                      |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame                                    |
| Foundation        | Poured Concrete                               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 36               |
| Zoning         | R-G              |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo 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.