

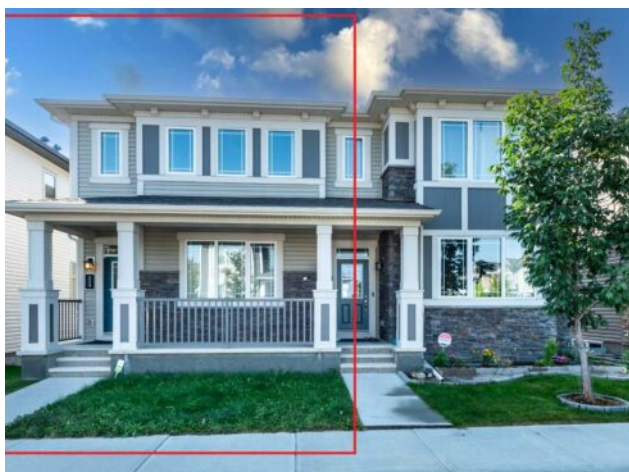


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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324 Carrington Way NW
Calgary, Alberta

MLS # A2256941



\$569,900

Division:	Carrington		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,538 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

****OPEN HOUSE: Sun Sept 28, 12noon to 2pm****

****3D Virtual Tour Available for Viewing**** Welcome to a home where comfort,

style, and convenience come together **WITHOUT THE BURDEN OF CONDO FEES!!** This 3-BEDROOMS, 2.5-BATHROOMS duplex is thoughtfully designed for modern living. Step inside to sun-filled interiors, soaring 9-foot ceilings, and luxury vinyl plank flooring flowing seamlessly throughout the main floor. The open-concept layout features a bright, inviting living room framed by large windows and soft grey curtains, creating a cozy yet elegant atmosphere. At the heart of the home sits a chef-inspired kitchen, complete with upgraded stainless-steel appliances, a massive central island, sleek cabinetry, and ample prep space—perfect for family dinners or hosting friends. The dining area is ideally placed for everyday meals, while a stylish 2-piece powder room and smart storage add extra convenience. Upstairs, the PRIVATE PRIMARY SUITE awaits with a spacious walk-in closet and a spa-like 5-piece ensuite featuring dual sinks, a soaking tub, and a separate shower. Two additional bedrooms, a 4-piece bath, and upstairs laundry make family living effortless. The unfinished basement offers endless potential, whether you’re dreaming of a gym, home office, media room, or extra bedroom. And stay cool with CENTRAL A/C, comfort is guaranteed all summer long. Outside, enjoy a vibrant community lifestyle: morning walks by the pond, afternoons at the skatepark, or a quick stroll to the nearby plaza featuring McDonald's, NO FRILLS, SHELL GAS AND SANJHA PUNJAB GROCERY. With easy access to Stoney Trail and just 15 minutes to the airport, commuting and getaways couldn’t be easier. This isn’t just a house—it’s the perfect 3-bedroom, 2.5-bathroom home to start your next

