



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

780-831-7725  
jackadmin@gpremax.com

223 Carrington Circle NW  
Calgary, Alberta

MLS # A2264624



**\$650,000**

|           |                                                                  |        |                  |
|-----------|------------------------------------------------------------------|--------|------------------|
| Division: | Carrington                                                       |        |                  |
| Type:     | Residential/Duplex                                               |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                  |        |                  |
| Size:     | 1,789 sq.ft.                                                     | Age:   | 2022 (3 yrs old) |
| Beds:     | 4                                                                | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Garage Faces Rear                        |        |                  |
| Lot Size: | 0.08 Acre                                                        |        |                  |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting |        |                  |

|             |                                                                                                  |            |     |
|-------------|--------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                       | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                  | Condo Fee: | -   |
| Basement:   | Finished, Full, Separate/Exterior Entry, Walk-Up To Grade                                        | LLD:       | -   |
| Exterior:   | Wood Frame                                                                                       | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                  | Utilities: | -   |
| Features:   | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s) |            |     |

Inclusions: N/A

Stylish Duplex with Finished Walk-Up Basement in Carrington NW! Discover this beautifully maintained duplex in the sought-after community of Carrington NW. Where elegant design meets everyday convenience. Featuring 3+1 bedrooms, this home offers a perfect blend of style, comfort, and functionality. Step inside to find 9 knockdown ceilings, a bright open-concept main floor, and a spacious living and dining area ideal for entertaining. The chef-inspired kitchen is the heart of the home, showcasing custom soft-close cabinetry, quartz countertops, a large dining space, pantry, and premium appliances including a microwave and refrigerator &mdash; all designed to make cooking and gathering a joy. Upstairs, you'll find three well-sized bedrooms, including an elegant primary suite complete with a walk-in closet and elegantly appointed ensuite. The convenient ample second-floor laundry makes daily living that much easier. Downstairs, the fully finished walk-up basement offers incredible flexibility &mdash; featuring a private suite with a spacious bedroom, modern bathroom, compact kitchen, and large family area &mdash; perfect for guests, extended family, or a mortgage helper. Enjoy the comfort of a finished, oversized rear attached garage, ideal for winter parking and extra storage. Located in Carrington NW, you're just minutes from Stoney Trail, playgrounds, schools, shops, and everyday amenities &mdash; plus, only 15 minutes to the airport and 6 minutes to major shopping centers. This home has been lovingly cared for and possession is negotiable. Don't miss your chance &mdash; book your private showing today and fall in love with your new home in Carrington!