

# \$849,900 - 314 Carringvue Manor Nw, Calgary

MLS® #A2237545

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,252 sqft

Residential on 0.09 Acres

Carrington, Calgary, Alberta

Walkout Basement | 9'™ Ceilings on Main |  
8'™ Door Frame on Main |  
Low-Maintenance Landscaping | Air  
Conditioning | Oversized Deck | 2 sets of  
laundry | Roof 2025 | Siding 2025 | Gutter  
2025

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          | \$849,900   |
| 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 | 27              |
| Zoning         | R-G             |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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