

\$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

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, Gas Cooktop, Range

	Hood, Refrigerator, Washer/Dryer
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	11
Zoning	R-G

Listing Details

Listing Office	Top Producer Realty and Property Management
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