

# \$564,900 - 59 Carringsby Avenue Nw, Calgary

MLS® #A2242101

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.06 Acres

Carrington, Calgary, Alberta

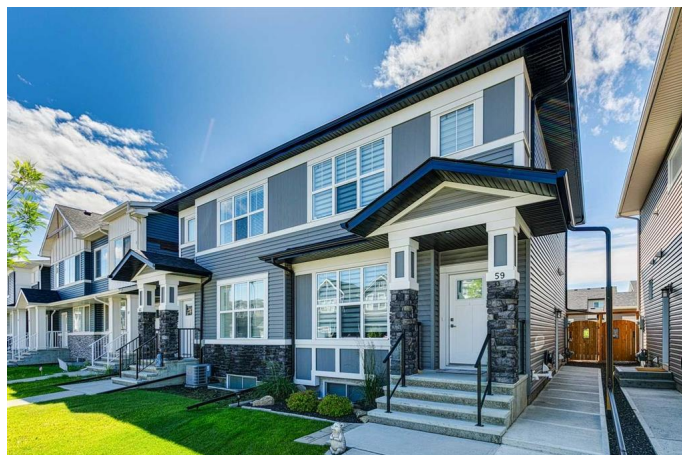
This like new home has had all the work done that new homes require!! The deck, landscaping, fencing, window coverings, garage drywall and insulation, settling issues have all been dealt with! All you need to do is move in!! The home has been upgraded from top to bottom. Very open floor plan where the living room nicely flows into the kitchen. Living room offers 9' ceilings and is an ideal layout for entertaining. The kitchen has a large island, pantry, breakfast bar, tons of counter top working area and upgraded appliances. There is a large eating area with room to host the family for the holidays, 2pc bath on the main level and easy access to the rear deck. The upstairs has 3 great size bedrooms. All with closet organizers. The master bedroom offers a feature ceiling, tv hookups, and a 3pc bathroom. Lower level is ideally laid out for future development including a roughed in kitchen, roughed in bathroom and side access door. Garage has been drywalled and insulated and there is a paved lane. Fantastic south facing rear yard that is fully fenced with a vinyl deck. All the settling issues with the concrete common in this area have been addressed. Repairs all complete from the recent hail storm.

Built in 2020

## Essential Information

MLS® #

A2242101



Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,468
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	59 Carringsby Avenue Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1R9

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Level, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	4
Zoning	R-G

### **Listing Details**

Listing Office	MaxWell Capital Realty
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