$819,900 - 289 Carringvue Manor Nw, Calgary

MLS® #A2209962

$819,900

3 Bedroom, 3.00 Bathroom, 2,241 sqft
Residential on 0.09 Acres

Carrington, Calgary, Alberta

Soaring ceilings in airy open-to-above floorplan, on a large pie lot!
Welcome to this exquisite 2,241 sq.ft family home, built by Homes By Avi, nestled in Calgary's sought-after Carrington neighborhood. This home sits on a desirable pie-shaped lot with a huge backyard space. The picture of modern elegance and functional design, this thoughtfully designed home offers space, style, and convenience.
Step inside to discover an open-concept main floor with tons of natural light, featuring double height ceilings with a dramatic open-to-above great room. The kitchen is a chefâ€™s dream featuring a large quartz island, stunning arabesque glass backsplash, upgraded stainless steel appliances, touchless faucet, built-in-microwave, and garburator. The open concept dining area is perfect for hosting. In the great room, an elegant fireplace soars to the ceiling, a striking focal point. The main floor also includes a spacious office with double doors, stylish half bath, and large mudroom with a custom bench.
Upgraded metal railings to the second floor and basement give an open, airy feel.
Upstairs, you'll find three bedrooms, a versatile bonus room, and an upgraded laundry room offering direct access from the walk-through closet. The en-suite is a luxurious retreat, with quartz countertops, a glass shower, a double vanity, and a spacious soaker tub.
Convenience is at your fingertips with extensive smart-home features, including

motorized blinds in the great room, doorbell camera, and smart switches. Built-in speakers are featured in the living room, en-suite and den, ready for a zoned sound system.
The backyard is perfect for outdoor living, featuring a 14x16 foot composite deck with glass railings and a stone pathway leading to the front yard. Recent exterior upgrades include replacements by the reputable Epic Roofing, including a new high-impact resistant roof with upgraded shingles, siding replacement, a brand-new garage door, and all new eaves and downspouts.
Conveniently located near Stoney Trail and Deerfoot, this home offers easy access to major routes around Calgary, making it the perfect blend of comfort, convenience, and modern living.

Built in 2017

Essential Information

MLS® #	A2209962
Price	$819,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,241
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	289 Carringvue Manor Nw
Subdivision	Carrington

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	21
Zoning	R-G

Listing Details

Listing Office	Grand Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.