

\$1,699,990 - 454 & 458 Carringvue Grove, Calgary

MLS® #A2243565

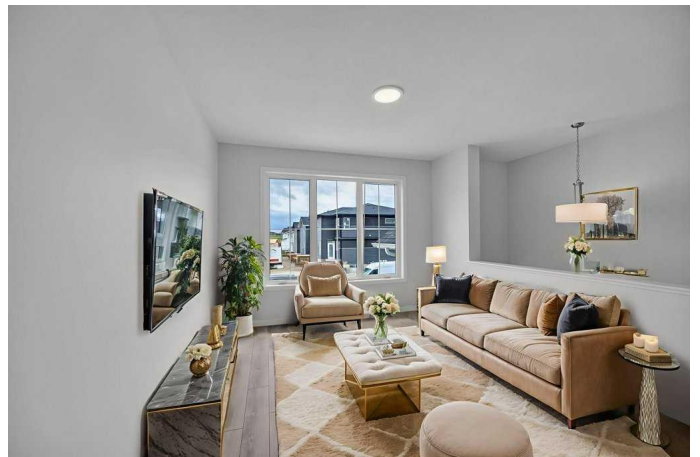
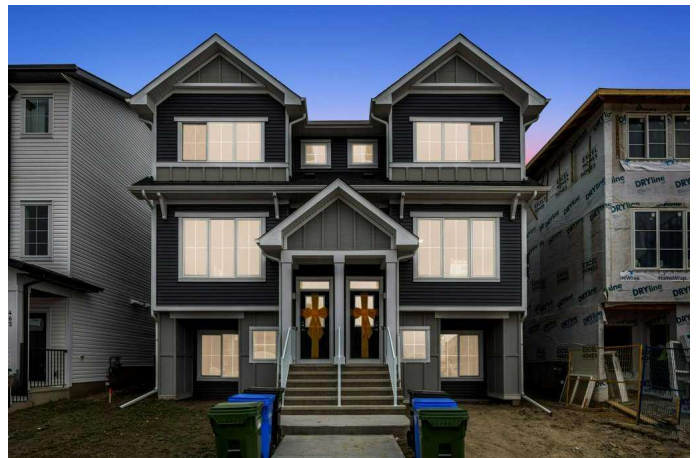
\$1,699,990

10 Bedroom, 8.00 Bathroom, 3,543 sqft

Residential on 0.12 Acres

Carrington, Calgary, Alberta

?***INVESTORS ALERT*** A FULL DUPLEX***Nestled within the welcoming community of Carrington, this brand new walk-out duplex presents a sophisticated and highly functional living opportunity. Each distinct unit is thoughtfully designed to maximize space, light, and privacy, featuring its own legal secondary suite with the walk-out basement. The main floor of each unit immediately impresses with its open and airy layout. A spacious living area provides a comfortable gathering space, flowing seamlessly into a separate dining area and the well-appointed kitchen boasts a central island. This level also includes a convenient full bedroom and a full bathroom featuring a standing shower. Ascend to the upper level to discover four well-proportioned bedrooms provides ample space for family or guests. The luxurious primary suite is complete with a generous walk-in closet and a 3pc ensuite bathroom. One additional full bathroom on this floor ensures convenience for everyone, alongside a dedicated laundry area for effortless household management. A defining feature of this exceptional property is the legal suite incorporated into the walk-out basement level of each unit. Accessed directly from the front, this self-contained space features a complete separate kitchen, its own living area, a dedicated dining space, an additional full bedroom, a 3pc bathroom, and the added convenience of a stacked laundry facility.



Built in 2025

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2243565 |
| Price | \$1,699,990 |
| Bedrooms | 10 |
| Bathrooms | 8.00 |
| Full Baths | 8 |
| Square Footage | 3,543 |
| Acres | 0.12 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 454 & 458 Carringvue Grove |
| Subdivision | Carrington |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 2L9 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 26th, 2025 |
| Days on Market | 50 |
| Zoning | R-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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