120 Carringsby Manor NW

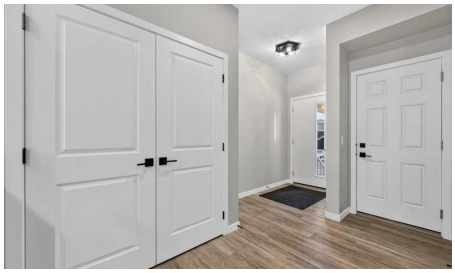
Calgary | Active | MLS® A2354320

$820,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2022**	**2,241 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

4 Bedrooms | 4 Bathrooms | Brand New Legal Basement Suite | 2,241 Sq. Ft. Above Grade | 9 Ft Ceilings | Main Floor Den | Walk-In Pantry | Vaulted Bonus Room | Separate Laundry | Double Attached Garage | Fully Fenced Backyard

Welcome to this beautifully upgraded home in the desirable community of Carrington, offering over 2,240 square feet of thoughtfully designed living space above grade, plus a brand new legal basement suite! Bright, spacious, and finished with modern touches throughout, this home offers the perfect combination of comfort, functionality, and flexibility for families or buyers looking for additional rental income potential. The main floor features 9-foot ceilings, stylish flooring, and a bright open-concept layout that connects the kitchen, dining, and living areas. The stunning kitchen is a standout feature, complete with quartz countertops, stainless steel appliances, a large centre island, sleek cabinetry, and a spacious walk-in pantry offering exceptional storage space. The inviting living room features a modern fireplace and large windows that bring in plenty of natural light, while the dining area provides direct access to the backyard deck. A dedicated main floor den offers the perfect space for a home office or study, along with a convenient powder room. Upstairs, you'll find three generously sized bedrooms, each with its own walk-in closet, along with a spacious bonus room featuring a beautiful vaulted ceiling, perfect for a family lounge or entertainment area. The primary bedroom offers a relaxing retreat with a large walk-in closet and a beautiful five-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. Two additional bedrooms, a full four-piece bathroom, and a conveniently located upper-floor laundry room complete this level. One of the biggest highlights of this home is the brand new legal basement suite, thoughtfully finished with modern upgrades, a separate kitchen, a spacious living area, a fourth bedroom, a full bathroom, and its own laundry facilities. This additional living space offers excellent flexibility for extended family or potential rental income. Outside, enjoy the fully fenced backyard with a spacious deck and plenty of room for outdoor activities, entertaining, or relaxing with family. The double attached garage adds everyday convenience, while the home's location in Carrington provides easy access to parks, playgrounds, shopping, schools, and major roadways. With its modern upgrades, spacious layout, and the added value of a brand new legal basement suite, this home offers an exceptional opportunity in one of northwest Calgary's growing communities. Don't miss your chance to call this beautiful property home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354320
Bedrooms	4
Bathrooms	3
Year Built	2022
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,241 sq. ft.
Main Level Finished Area:	965 sq. ft.
Upper Level Finished Area:	1,276 sq. ft.
Below Grade Finished Area:	838.93 sq. ft.
Acreage:	No
Lot Area:	3,326 sq. ft.
Lot Frontage:	29'5"
Front Exposure:	Southeast
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2022 (Age: 4)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2111974
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Basement: Dryer, Electric Stove, Refrigerator, Range hood, Washer
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 12'8" × 11'5" ·
Main Floor	Kitchen · 15'3" × 12'6" ·
Main Floor	Pantry · 8'10" × 5'5" ·

Main Floor	Dining Room · 9'11" × 9'11" ·
Main Floor	Foyer · 12' × 8'4" ·
Main Floor	Den · 11'6" × 8'8" ·
Upper Level	Bonus Room · 13'2" × 13'2" ·
Upper Level	Bedroom - Primary · 12'10" × 12' ·
Upper Level	Walk-In Closet · 6'11" × 6'9" ·
Upper Level	Bedroom · 11'7" × 11'7" ·
Upper Level	Walk-In Closet · 5'8" × 4'7" ·
Upper Level	Bedroom · 14'6" × 12'11" ·
Upper Level	Walk-In Closet · 7'7" × 4'7" ·
Upper Level	Laundry · 7'8" × 5'3" ·
Basement	Family Room · 19'6" × 11'5" ·
Basement	Kitchen · 12'1" × 9' ·
Basement	Bedroom · 10'4" × 9'11" ·
Basement	Laundry · 8'2" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N

Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-carringsby-manor-nw-calgary-a2354320/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.