# 188 Carrington Crescent NW

Calgary | Active | MLS® A2348732

**$798,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **6** | **4** | **2021** | **2,592 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by First Place Realty

# A closer look

Welcome to this beautifully appointed single-detached home situated on one of the larger lots of the block, offering a rare combination of space, privacy, functionality, and income potential. Located in a quiet, family-friendly neighbourhood surrounded by two scenic ponds, green spaces, and walking paths, this home is ideally positioned just 5 minutes from Stoney Trail-close enough for an easy commute while tucked away from the noise.

The bright and spacious main floor features an open-concept kitchen and dining area designed for everyday living and entertaining, complete with a gas range and a huge pantry offering exceptional storage. A versatile den with salon plumbing and hookups provides an ideal setup for a home-based business, beauty space, creative studio or convert it to your own wet-bar. Upstairs, you'll find a large bonus room & four bedrooms, including a large primary bedroom with a luxurious 5-piece ensuite. A second 5-piece bathroom serves the additional bedrooms, while the convenient upstairs laundry room and impressive bonus room with high ceilings add even more functionality and living space.

Step outside to enjoy the private backyard, back deck, and pergola-perfect for relaxing, entertaining, or enjoying summer evenings. The insulated double attached garage provides secure parking and additional storage.

Adding significant value is the fully furnished legal suite with its own separate entrance. Ready to go as a rental or ideal for extended family, the legal suite offers two bedrooms, a 4-piece bathroom, a full kitchen with an induction stove, oven, fridge, dishwasher, and a combination washer/dryer. With the legal suite already furnished, this is an exceptional opportunity for buyers looking for flexible living arrangements or immediate rental potential.

With over 3500 square feet of living space, enjoy the best of both convenience and community, with easy access to schools, parks, shopping, restaurants, automotive services, walking paths, and major roadways. A spacious family home, a private outdoor setting, and a fully furnished legal suite make this property a standout opportunity.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348732 |
| **Bedrooms** | 6 |
| **Bathrooms** | 4 |
| **Year Built** | 2021 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |

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|---|---|
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,592 sq. ft. |
| **Main Level Finished Area:** | 1,115.1 sq. ft. |
| **Below Grade Finished Area:** | 998.7 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 3,627 sq. ft. |
| **Lot Frontage:** | 40'5" |
| **Front Exposure:** | North |
| **Floor Location:** | Ground |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 9 |
| **Year built:** | 2021 (Age: 5) |
| **Bedrooms:** | 6 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2011586 |
| **Heating:** | Central, Fireplace(s), Heat Pump, Hot Water |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |

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|---|---|
| **New Constr.:** | No |
| **Construction Material:** | Concrete, Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Laminate, Vinyl |
| **Cooling:** | Central Air, Heat Pump |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Concrete Driveway, Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Basement, Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Carrington |
| **Appliances:** | Built-In Gas Range, Dishwasher, Dryer, Induction Cooktop, Range Hood, Washer, Washer/Dryer |
| **Inclusions:** | n/a |
| **Restrictions:** | Easement Registered On Title, Restrictive Covenant, Utility Right Of Way |
| **Main Floor** | Office · 10' × 8'10" · |
| **Main Floor** | Mud Room · 8'3" × 6'4" · |
| **Main Floor** | Living Room · 16'11" × 16' · |
| **Main Floor** | Kitchen · 14'8" × 10'1" · |
| **Main Floor** | Dining Room · 14'8" × 9'6" · |

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|---|---|
| **Main Floor** | Entrance · 13'9" × 6'8" · |
| **Main Floor** | Pantry · 6'5" × 5'5" · |
| **2nd Floor** | Bedroom · 13'5" × 9'10" · |
| **2nd Floor** | Bedroom · 10'11" × 9'11" · |
| **2nd Floor** | Laundry · 10'11" × 6'7" · |
| **2nd Floor** | Storage · 5'5" × 3'7" · |
| **2nd Floor** | Bedroom - Primary · 15'8" × 13'5" · |
| **2nd Floor** | Bonus Room · 17'8" × 13'3" · |
| **2nd Floor** | Walk-In Closet · 6'11" × 6'4" · |
| **2nd Floor** | Bedroom · 12'3" × 9'11" · |
| **Basement** | Kitchen · 12'2" × 7'11" · |
| **Basement** | Furnace/Utility Room · 8'9" × 7'3" · |
| **Basement** | Bedroom · 11'11" × 8'11" · |
| **Basement** | Storage · 9'3" × 3'8" · |
| **Basement** | Dining Room · 7'11" × 7'9" · |
| **Basement** | Family Room · 20' × 8'2" · |
| **Basement** | Laundry · 3'5" × 3' · |
| **Basement** | Storage · 4'10" × 4'8" · |
| **Basement** | Bedroom · 11'11" × 8'8" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage |
| **Exterior Features:** | Balcony, BBQ gas line, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Deck, Pergola |
| **Lot Features:** | Back Yard |

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|---|---|
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-G |
| **Listed Date:** | Sep 28, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/188-carrington-crescent-nw-calgary-a2348732/

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

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

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