297 Carringsby Way NW

Calgary | Active | MLS® A2358688

$859,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2021**	**2,227.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to 297 Carringsby Way NW, located in the desirable community of Carrington, Calgary! Offering approximately 3,100 sq. ft. of living space, this beautifully upgraded home sits on a conventional lot backing directly onto a park and children's playground. Featuring 5 bedrooms, 3.5 bathrooms, two kitchens, including a dedicated spice kitchen, and thoughtfully designed living spaces, this property is ideal for growing and multi-generational families.

The main floor showcases an upgraded chef-inspired kitchen featuring stone countertops, upgraded cabinetry, an oversized island, and a separate spice kitchen. The bright and spacious living area, complete with a beautiful fireplace, creates a warm and inviting atmosphere for everyday living and entertaining.

The upper level features three spacious bedrooms, including a generous primary retreat with an upgraded ensuite, along with a large vaulted bonus room offering additional space for family relaxation and entertainment.

The fully developed basement, completed as part of the original builder package, offers two additional bedrooms, a full bathroom, a recreation area, and a separate exterior entrance. An upgraded 8'9" basement ceiling height adds to the comfort and functionality of this space.

Additional highlights include a double attached garage, enhanced rear windows and patio door, and a premium backyard setting with direct access to the park.

A fantastic opportunity to own a thoughtfully upgraded home offering generous living space, exceptional functionality, and a premium park-backing location in the growing community of Carrington. Don't miss out!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358688
Bedrooms	5
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,227.6 sq. ft.
Main Level Finished Area:	966.8 sq. ft.
Upper Level Finished Area:	1,260.8 sq. ft.
Acreage:	No
Lot Area:	3,627 sq. ft.
Lot Frontage:	32'4½"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2021 (Age: 5)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2111974
Heating:	Central
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Gas Cooktop, Gas Stove, Oven-Built-In, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 13'3" × 12'8" ·
Main Floor	Kitchen With Eating Area · 16' × 8'10" ·
Main Floor	Den · 11'7" × 8'8" ·
Main Floor	Dining Room · 9'11" × 9'8" ·
Main Floor	Spice Kitchen · 8'10" × 5'5" ·
2nd Floor	Bedroom - Primary · 14'7" × 12'6" ·
2nd Floor	Bedroom · 13'8" × 11'5" ·

2nd Floor	Bedroom · 15'2" × 13'2" ·
2nd Floor	Bonus Room · 14'1" × 12'11" ·
Lower Level	Bedroom · 11'2" × 9'1" ·
Lower Level	Bedroom · 12' × 10' ·
Lower Level	Family Room · 25'3" × 15'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks
Interior Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	None
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/297-carringsby-way-nw-calgary-a2358688/

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

Data was last updated November 23, 2026 at 04:05 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.