406 Carringvue Grove NW

Calgary | Active | MLS® A2343638

$648,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,754.63 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

BRAND NEW STUNNING HALF DUPLEX boasting 1754 SF, 4 BEDROOMS ABOVE GRADE, FOUR FULL BATHS and a FULLY DEVELOPED LEGAL BASEMENT SUITE (fully permitted)! (BOTH SIDES OF THIS DUPLEX ARE AVAILABLE FOR SALE). Introducing the RIO by EXCEL HOMES. Nestled in the vibrant Northwest community of Carrington. Step into a life of luxury and convenience with this stunning residence, where every detail has been meticulously crafted for comfort and style. Enjoy the benefits of living in an established neighborhood that brings a plethora of amenities right to your doorstep, along with swift access to major highways. Enjoy the local pathways, environmental reserve - central pergola & seating areas and mixed level playground w/basketball court, skate park & more. The expansive floor plan is impressively upgraded. This home is bright and sunny with a reverse WALKOUT BASEMENT, exclusive to Phase 6 of Carrington. The main floor is open and spacious w/a cozy great room that flows into the the dining nook and L-shaped kitchen. To the rear of the main floor, you'll find a bedroom and full bath; perfect for generational living, guests or home office / business! Your gourmet kitchen boasts an abundance of full height cabinets, large island, pot/pan drawers & stone counters. Gorgeous white railings lead to the 2nd level where you'll find a central bonus room (w/vaulted ceilings & pot lighting), that separates the two additional bedrooms from the primary suite. The primary suite features dual vanity spa like ensuite. All bathrooms have stone counter tops & the fixturing is "black farmhouse". To complete the second floor is another full bathroom, and a laundry room. The front walk out basement has an exceptional 1 bedroom suite, built to upstairs standards - also filled with natural daylight & offers its own SS appliances, separate washer/dryer, stone countertops & LVP flooring! This home includes front yard sod and a rear 20x20 parking pad! Don't miss the chance to own this never-lived-in gem with quick possession available. Its the perfect home for a large family, income helper or generational living! Experience the blend of luxury, comfort and convenience. This is a "certified Built Green home w/GOLD STATUS".

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343638
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,754.63 sq. ft.
Main Level Finished Area:	878.07 sq. ft.
Upper Level Finished Area:	876.56 sq. ft.
Below Grade Finished Area:	729.75 sq. ft.
Lot Area:	2,501 sq. ft.
Lot Frontage:	20'2 7/8 "
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	2412167
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes

Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer - In Lower Suite
Restrictions:	None Known
Main Floor	Living Room · 15' × 12'2" ·
Main Floor	Kitchen · 13'8" × 13'2" ·
Main Floor	Dining Room · 13'2" × 7'11" ·
Main Floor	Bedroom · 10'10" × 8' ·
Main Floor	Foyer · 6'2" × 4'7" ·
2nd Floor	Family Room · 15'1" × 12'3" ·
2nd Floor	Bedroom - Primary · 13'5" × 11'5" ·
2nd Floor	Bedroom · 14'4" × 8'1" ·

2nd Floor	Bedroom · 10'11" × 8'7" ·
2nd Floor	Laundry · 6'5" × 4'11" ·
Basement	Living Room · 13'11" × 11'4" ·
Basement	Eat in Kitchen · 12'6" × 10'4" ·
Basement	Bedroom · 13'3" × 8'11" ·
Basement	Furnace/Utility Room · 14'8" × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, See Remarks, Stone Counters
Exterior Features:	None
Patio And Porch Features:	Front Porch, Patio, Porch, See Remarks
Lot Features:	Back Lane, Irregular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-carringvue-grove-nw-calgary-a2343638/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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