44 Carringwood Rise NW

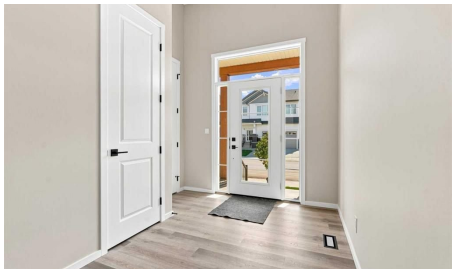
Calgary | Active | MLS® A2332489

$829,990









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**2,936 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Crown

A closer look

The Armstrong is a stunning and uniquely designed split-level home that is sure to make a memorable mark. Entertain guests in the lively great room. The versatile kitchen features a large walk-in pantry to satisfy all your storage needs, plenty of cabinet space and a uniquely shaped kitchen island, perfect for enjoying morning coffee. A powder room and a large, functional mudroom are conveniently located off the garage. The main floor also includes a separate den that can be repurposed as a home office or an optional main floor bedroom addition. The charming family room boasts high ceilings and lofty comfort for a quiet night in with the family. Upstairs, the primary bedroom includes a walk-in closet and private 5-piece ensuite, offering a quiet and well-proportioned retreat. Bedrooms are positioned near centrally located laundry and a full bathroom. The separate side entry to the unfinished basement provides you with great opportunity for future development! Hurry & book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332489
Bedrooms	4
Bathrooms	3
Year Built	2026
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:	2,936 sq. ft.
Main Level Finished Area:	1,294.58 sq. ft.
Upper Level Finished Area:	1,641.42 sq. ft.

Below Grade Finished Area:	1,167.17 sq. ft.
Acreage:	No
Lot Area:	3,638 sq. ft.
Lot Frontage:	46'3 1/8 "
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2511794
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	See Remarks
Inclusions:	Builders Appliance Package
Restrictions:	None Known
Main Floor	Great Room · 25'2" × 16'9" ·
Main Floor	Dining Room · 12' × 10'11" ·
Main Floor	Kitchen · 13'5" × 8'11" ·
Main Floor	Office · 9'9" × 8'11" ·
Main Floor	Mud Room · Measurements not available ·
Main Floor	Pantry · 8'11" × 6'2" ·
2nd Floor	Bonus Room · 19'9" × 17'3" ·
3rd Floor	Bedroom - Primary · 18'4" × 13' ·
3rd Floor	Bedroom · 16'3" × 10'11" ·
3rd Floor	Bedroom · 11'2" × 10'4" ·
3rd Floor	Bedroom · 11'9" × 10'4" ·
3rd Floor	Laundry · 8'11" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Sidewalks, Street Lights

Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Front Porch
Lot Features:	Back Yard, Interior Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jul 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-carringwood-rise-nw-calgary-a2332489/

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

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