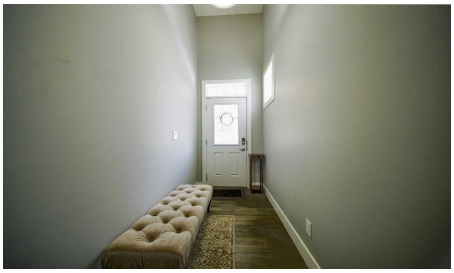
74 Carrington Crescent NW

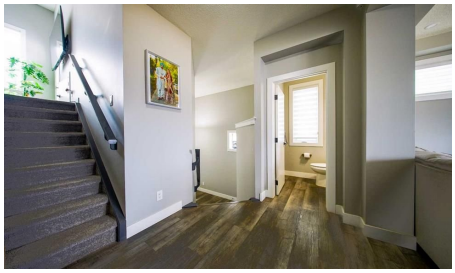
Calgary | Active | MLS® A2319858

$769,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2020**	**1,904.4 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to this stunning and highly upgraded split-level home in the desirable community of Carrington NW. Showcasing modern design, exceptional functionality, and quality finishes throughout, this move-in-ready property offers 4 bedrooms, 3.5 bathrooms, and a fully developed walk-up basement with a separate entrance.

The bright and spacious main floor features an open-concept layout with luxury vinyl plank flooring, large windows, designer light fixtures, and a cozy electric fireplace. The heart of the home is the beautifully upgraded and extended white kitchen, complete with quartz countertops, a waterfall island, built-in appliances, a brand-new refrigerator, a new electric stove, and ample cabinetry, making it perfect for both everyday living and entertaining.

The dining area overlooks the fully landscaped and fenced backyard, where a spacious deck provides the ideal setting for summer BBQs and outdoor gatherings. A convenient powder room completes the main level.

A unique split-level design leads to the impressive bonus room featuring soaring 12-foot ceilings and an attached flex area ideal for a children's play space, reading nook, or family lounge. Step out onto the balcony and enjoy a peaceful outdoor retreat.

The upper level offers a luxurious primary bedroom with a walk-in closet and a spa-inspired 5-piece ensuite featuring a large soaker tub and upgraded shower. Two additional spacious bedrooms complete this level. The original upper-floor laundry room has been converted into a prayer room and can easily serve as a home office, study, or flex room.

The fully developed walk-up basement adds tremendous versatility, featuring a separate entrance, kitchen, bedroom, full bathroom, separate laundry with new washer and dryer, and a comfortable living area. Whether used for extended family, guests, or future rental opportunities, this space provides excellent potential for additional income.

Additional highlights include a double attached garage, full concrete driveway, upgraded bathrooms, premium finishes throughout, and extensive upgrades that set this home apart.

Ideally located close to parks, schools, shopping, public transit, and everyday amenities, this exceptional Carrington home offers the perfect blend of style, comfort, and convenience. The main home is vacant and available for quick possession, while the basement is currently occupied by a tenant willing to stay. An outstanding opportunity in one of Calgary's fastest-growing communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2319858
Bedrooms	4

Bathrooms	4
Year Built	2020
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	5 Level Split
Total Living Area:	1,904.4 sq. ft.
Acreage:	No
Lot Area:	2,830 sq. ft.
Lot Frontage:	31'1¼"
Front Exposure:	South
Levels:	5 Level Split
Total Rooms Above Grade:	10
Year built:	2020 (Age: 6)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1911103
Heating:	Central

Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit, Lower Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 35'9" × 27'3" ·
Main Floor	Foyer · 43' × 19'4" ·
Main Floor	Kitchen · 35'9" × 32'2" ·

Main Floor	Living Room · 57'1" × 41'8" ·
2nd Floor	Bedroom · 42'8" × 36'9" ·
2nd Floor	Office · 20'1" × 19'8" ·
2nd Floor	Bedroom · 37'5" × 31'6" ·
2nd Floor	Bedroom - Primary · 49'3" × 40' ·
2nd Floor	Walk-In Closet · 26'11" × 20' ·
2nd Floor	Bonus Room · 45'11" × 40'8" ·
2nd Floor	Play Room · 20' × 19' ·
Basement	Bedroom · 37'5" × 35'9" ·
Basement	Kitchen With Eating Area · 51'6" × 34'9" ·
Basement	Storage · 59'1" × 23'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, City Lot, Square Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jun 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/74-carrington-crescent-nw-calgary-a2319858/

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