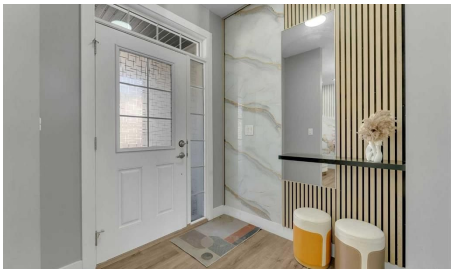
80 Carringwood Grove NW

Calgary | Active | MLS® A2354964

$899,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2023**	**2,748.28 sq. ft.**

Your next move starts with a conversation.

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Listed by Prep Ultra Realty Ltd.

A closer look

Discover exceptional luxury and thoughtful design in this beautifully upgraded home, offering premium finishes, modern elegance, and outstanding functionality throughout. The main floor impresses with 9-foot ceilings, 8-foot doors, recessed pot lighting, upgraded flooring, motorized blinds, and a stunning fireplace with a designer tile surround. A custom mudroom provides additional storage, while the versatile flex room features an eye-catching 3D accent wall with spotlighting. The chef-inspired kitchen boasts premium built-in appliances, a gas range, a chimney-style hood fan, granite countertops, a striking waterfall island with double-sided cabinetry, a tiled ceiling feature, and a spacious walk-in pantry.Upstairs, the luxurious primary suite features a 5-piece ensuite with a 10mm glass shower and a custom his-and-hers California-style closet. Additional bedrooms offer custom closets, while the main bathroom features dual vanities and a large bay window. An upgraded laundry room with a sink, extra storage, and steam-cleaning appliances adds convenience.Additional highlights include central A/C, glass stair railings, an extended concrete driveway, fully landscaped and fenced yards, solar outdoor lighting, a composite deck, and an 8-foot garage door with gas line rough-in. The fully developed basement offers exceptional flexibility, featuring three spacious rooms along with a 2-bedroom, 1-bathroom layout complete with a kitchen and living area, ideal for extended family or potential rental income, subject to municipal approval. A rare combination of upscale finishes, functional living spaces, and exceptional upgrades-this move-in-ready home is truly a must-see!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354964
Bedrooms	6
Bathrooms	4
Year Built	2023
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:	2 Storey

Total Living Area:	2,748.28 sq. ft.
Main Level Finished Area:	1,175.11 sq. ft.
Upper Level Finished Area:	1,573.16 sq. ft.
Below Grade Finished Area:	1,052.01 sq. ft.
Acreage:	No
Lot Area:	3,498 sq. ft.
Lot Frontage:	44'
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2023 (Age: 3)
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:	2310577
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Carrington
Appliances:	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Den · 10'5" × 9'7" ·
Main Floor	Dining Room · 16'6" × 11'5" ·
Main Floor	Foyer · 12'8" × 6'2" ·
Main Floor	Kitchen · 16'6" × 9'1" ·
Main Floor	Living Room · 23'5" × 15' ·
Main Floor	Mud Room · 7' × 6'7" ·
Main Floor	Pantry · 7' × 6'8" ·
Upper Level	Bedroom · 12'10" × 9'11" ·
Upper Level	Bedroom · 15'11" × 9'11" ·

Upper Level	Bedroom · 17'6" × 10'6" ·
Upper Level	Family Room · 21' × 15'6" ·
Upper Level	Laundry · 10'3" × 5'3" ·
Upper Level	Bedroom - Primary · 18'10" × 15'6" ·
Upper Level	Walk-In Closet · 9'6" × 4'11" ·
Basement	Bedroom · 12'8" × 9'11" ·
Basement	Bedroom · 11'8" × 10'10" ·
Basement	Dining Room · 11'10" × 8'7" ·
Basement	Kitchen · 9'11" × 7'10" ·
Basement	Game Room · 22'10" × 14'1" ·
Basement	Furnace/Utility Room · 16'8" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Walk-In Closet(s)
Exterior Features:	Playground
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Yard, Landscaped, No Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/80-carringwood-grove-nw-calgary-a2354964/

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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.