

\$749,000 - 226 Carrington Circle Nw, Calgary

MLS® #A2203313

\$749,000

3 Bedroom, 4.00 Bathroom, 1,705 sqft
Residential on 0.08 Acres

Carrington, Calgary, Alberta

Welcome to this beautifully updated Single-family detached home, built in 2019, offering over 2300 square feet of living space, with 3 spacious bedrooms and 2.5 baths above ground, along with a generous Rec room / Gaming room, office space and a full bath in the basement. This inviting home is perfect for both family living and entertaining, and with a structural warranty in place until 2029, you can enjoy peace of mind for years to come.

Recent exterior upgrades include a brand-new roof installed in 2024 following a hailstorm, along with new vinyl siding, gutters, and fascia, ensuring durability and security. The property also boasts a 10.1 kWh solar system worth of \$28000, which generates more energy than the house consumes helping you save on energy costs and reduce your carbon footprint. Plus, a whole-house energy monitoring system allows you to track energy usage in real time, optimizing efficiency and maximizing savings.

Enjoy the outdoors with a lovely deck, and a convenient shed for additional storage. Built on a rectangular lot, this home provides a generous yard area, perfect for outdoor activities, gardening, or simply relaxing in the sun.

Convenience is key with this home—located with easy access to Stoney Trail, and just a short walk to a commercial plaza with shops,



restaurants, and services. Inside, youâ€™ll find modern amenities such as four ceiling fans and smart switches throughout the house, adding both comfort and convenience. Plus, the garage is equipped with a 240V outlet for convenient EV charging, making it perfect for electric vehicle owners. For those planning future expansions, the home is equipped with 200-amp wiring to the main meter, providing ample electrical capacity for a hot tub or additional appliances.

Inside, the home features energy-efficient 3-pane windows that provide excellent insulation. These windows help keep your home comfortable year-round by reducing heat loss in the winter and heat gain in the summer, contributing to lower energy bills and a more sustainable living environment. This home combines practical updates with sustainable living, making it an excellent choice for those seeking a move-in-ready property with energy efficiency and long-term value. Donâ€™t miss out on the chance to make this charming home yours!

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203313 |
| Price | \$749,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,705 |
| Acres | 0.08 |
| Year Built | 2019 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 226 Carrington Circle Nw |
| Subdivision | Carrington |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0Y8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Landscaped, Garden, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|-------------|------------------|
| Date Listed | March 18th, 2025 |
|-------------|------------------|

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|----------------|-----|
| Days on Market | 40 |
| Zoning | R-G |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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