

\$1,699,990 - 454 & 458 Carringvue Grove, Calgary

MLS® #A2243565

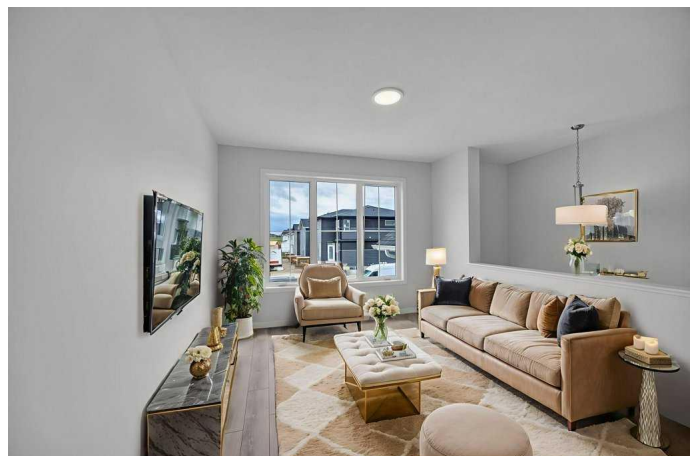
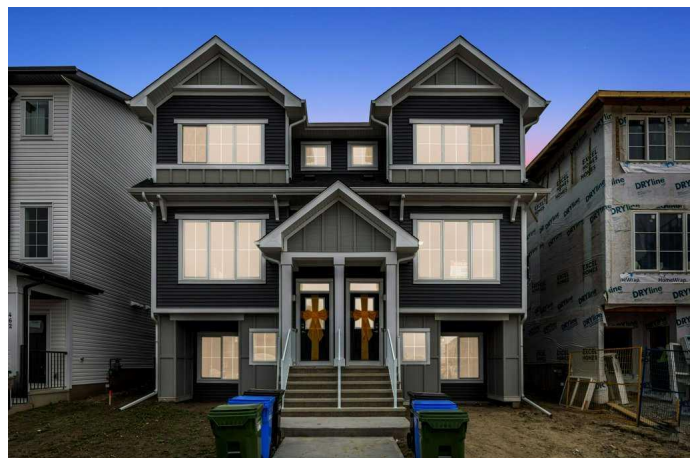
\$1,699,990

10 Bedroom, 8.00 Bathroom, 3,543 sqft

Residential on 0.12 Acres

Carrington, Calgary, Alberta

?***INVESTORS ALERT*** A FULL DUPLEX***Nestled within the welcoming community of Carrington, this brand new walk-out duplex presents a sophisticated and highly functional living opportunity. Each distinct unit is thoughtfully designed to maximize space, light, and privacy, featuring its own legal secondary suite with the walk-out basement. The main floor of each unit immediately impresses with its open and airy layout. A spacious living area provides a comfortable gathering space, flowing seamlessly into a separate dining area and the well-appointed kitchen boasts a central island. This level also includes a convenient full bedroom and a full bathroom featuring a standing shower. Ascend to the upper level to discover four well-proportioned bedrooms provides ample space for family or guests. The luxurious primary suite is complete with a generous walk-in closet and a 3pc ensuite bathroom. One additional full bathroom on this floor ensures convenience for everyone, alongside a dedicated laundry area for effortless household management. A defining feature of this exceptional property is the legal suite incorporated into the walk-out basement level of each unit. Accessed directly from the front, this self-contained space features a complete separate kitchen, its own living area, a dedicated dining space, an additional full bedroom, a 3pc bathroom, and the added convenience of a stacked laundry facility.



Built in 2025

Essential Information

MLS® #	A2243565
Price	\$1,699,990
Bedrooms	10
Bathrooms	8.00
Full Baths	8
Square Footage	3,543
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	454 & 458 Carringvue Grove
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2L9

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	40
Zoning	R-G

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.