

\$859,900 - 136 Carringvue Place Nw, Calgary

MLS® #A2228884

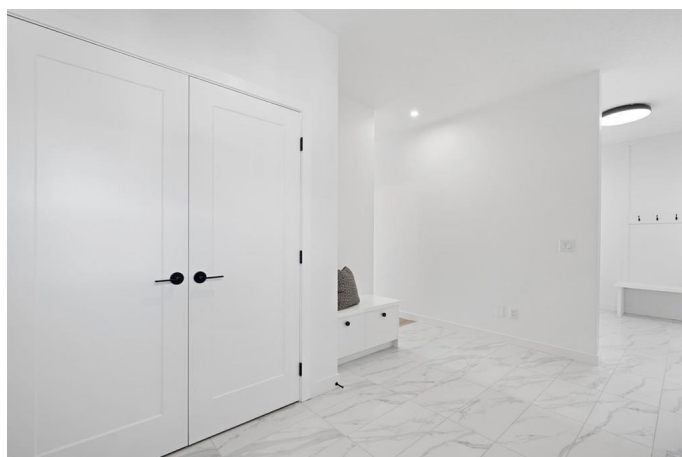
\$859,900

3 Bedroom, 3.00 Bathroom, 2,469 sqft

Residential on 0.08 Acres

Carrington, Calgary, Alberta

Step into this exceptional TRUMAN former showhome in Carrington, one of Northwest Calgary's most sought-after communities. This home showcases the builder's signature quality and attention to detail, offering refined craftsmanship, premium upgrades, and modern elegance throughout. This 3-bedroom, open-concept home is thoughtfully designed to blend comfort with sophistication. At the heart of the main floor is a stunning chef's kitchen, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk in pantry with built-in shelving. The kitchen flows into a breathtaking great room, highlighted by soaring two-story ceilings and a striking electric fireplace with a sleek tile surround—ideal for both relaxing evenings and vibrant gatherings. With 9' ceilings, luxury vinyl plank flooring, a versatile den, a stylish 2-piece powder room, and thoughtfully designed living spaces, the main floor is as practical as it is beautiful. Upstairs, the elegant primary retreat offers a tray ceiling, a spa-inspired 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a modern 4-piece bathroom, and a convenient upper-level laundry area complete the second floor. The unfinished basement comes with a separate side entrance, offering the potential to create a legal suite, home gym, or media space tailored to your needs. Distinctive Feature: As a former



showhome, this property is packed with premium upgrades, including professionally installed Gemstone Lightsâ€™ a permanent, customizable exterior lighting system that enhances curb appeal and adds year-round functionality for holidays, special occasions, or everyday ambiance. Donâ€™t miss your chance to own a showpiece of modern design and innovation in one of Calgaryâ€™s premier neighbourhoods.

Built in 2024

Essential Information

MLS® #	A2228884
Price	\$859,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,469
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	136 Carringvue Place Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2L9

Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	June 6th, 2025
Days on Market	52
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.