

# \$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

Date Listed	March 18th, 2025
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Days on Market	44
Zoning	R-G

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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