

**1105, 33 Carringham Gate NW  
Calgary, Alberta**

**MLS # A2269422**



**\$399,999**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Building Keys

Welcome to Carrington Square - Northwest Calgary's Premier Condominium Living || Built by CedarGlen Living, five-time winner of the CustomerInsight Builder of Choice Award, this sunny main floor unit offers exceptional quality, thoughtful design, and unbeatable value. || Boasting 1,180.88 sq. ft. RMS (1,262 sq. ft. builder size), this 3-bedroom, 2-bathroom home features a bright open layout with 9' ceilings, triple-pane Low E windows, and luxury vinyl plank flooring throughout the main living areas. The modern kitchen is a showpiece, complete with engineered stone countertops, full-height cabinetry, subway tile backsplash, stainless steel appliances, and a large island ideal for entertaining. || The spacious living and dining area flow seamlessly onto the west-facing balcony, where you can enjoy your morning coffee and abundant natural light. The primary suite includes a generous walk-in closet and a 4-piece ensuite with dual sinks and an upgraded bank of drawers for added functionality. Two additional bedrooms and a full bathroom are perfectly positioned on the opposite side for privacy. || Additional highlights include in-suite laundry, a Fresh Air System (ERV), air conditioning, and a gas line for your BBQ. This home comes with a titled underground parking stall and a leased storage locker conveniently located on the main floor, not in the parkade. || Carrington Square is a PET-FRIENDLY community with unbeatable proximity to everyday conveniences, just steps from the new No Frills, shops, parks, playgrounds, a skate park, basketball courts, and scenic pathways. With quick access to 14th Street NW and Stoney Trail, commuting anywhere in the city is effortless. || Move-in ready and waiting for you to call it home.