

**2201, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2275110



\$354,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful property that features nearly 900 square feet of living space and is situated in the new desirable community of Carrington. This 2 bedroom, 2 bathroom condo features low condo fees, offering a great opportunity for first-time buyers or investors. Resilient luxury vinyl plank flooring flows throughout the open-concept main living area and into each bedroom. The 9-foot ceilings and large windows allow natural light to flood the space and the light and neutral colour scheme offer a warm and inviting ambiance. The kitchen offers quartz countertops, a large peninsula with a breakfast bar for additional seating, stainless steel appliances, and a pantry for extra storage. The kitchen overlooks the living and dining areas - making this the perfect space for entertaining friends and family. The large primary bedroom can comfortably fit a king-sized bed and offers a walk-in closet and a 3-piece ensuite bathroom. The secondary bedroom is perfect for a guest bedroom or an office for working from home. Step outside on to your spacious covered balcony that offers plenty of room for patio furniture and a gas hook-up for your barbeque. A 4-piece bathroom and a large storage room with in-suite laundry complete this unit. Additional features include air conditioning for those warmer summer days and secure titled underground parking to keep your vehicle safe and out of the elements. Located in the heart of Carrington, this property offers a great walkable location and is just across the street from the amenity-rich Carrington Plaza that has shopping, restaurants, and cafes. Daily commuting is easy with nearby public transit stops and quick access to Stoney Trail. Don't miss out on this incredible opportunity that offers excellent value!