

**1207, 33 Carringham Gate NW**  
**Calgary, Alberta**

**MLS # A2281524**



**\$352,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	862 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Unit 1207 at 33 Carringham Gate NW presents a thoughtfully designed condominium that seamlessly blends modern style, functionality, and convenience. Offering two bedrooms, two bathrooms, and over 862.32 square feet of open-concept living space, this residence is well suited for families, professionals, or investors seeking a well-balanced property. The interior features a bright and efficient layout highlighted by a contemporary kitchen equipped with quartz countertops, stainless steel appliances and full-height cabinetry. The kitchen flows naturally into the spacious living and dining areas, which are enhanced by abundant natural light and direct access to a private balcony—an ideal setting for relaxing mornings or evenings. The primary bedroom provides a comfortable retreat, complete with a walk-in closet and a four-piece ensuite bathroom. Other bedroom offers versatility for family use, guests, or a home office. A second full bathroom, in-suite laundry, and ample storage contribute to the home’s overall practicality. Finished with luxury vinyl plank flooring, modern fixtures, and contemporary design elements throughout, the unit offers a polished, move-in-ready aesthetic. Residents benefit from immediate access to the Shops at Carrington Green, which include grocery, dining, fitness, and retail options such as No Frills, COBS Bread, AllTime Fitness, and more. Convenient access to Stoney Trail allows for efficient commuting throughout Calgary. Appealing to first-time buyers, downsizers, and investors alike, this property delivers an exceptional combination of location, layout, and modern finishes, representing a standout opportunity in Northwest Calgary.