

**2411, 33 Carringham Gate NW  
Calgary, Alberta**

**MLS # A2288524**



**\$350,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 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>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Modern, bright, and thoughtfully designed, welcome to this beautiful 2 bedroom, 2 bathroom condo in Carrington Plaza. Offering 842 sqft of well-planned living space, this east-facing unit enjoys excellent morning light and a unique sense of privacy thanks to the open field directly across the street, meaning no neighbours looking in. Inside, the open-concept layout creates an inviting flow between the kitchen, dining, and living areas, making the space ideal for both everyday living and entertaining. The modern kitchen features white quartz countertops, stainless steel appliances, light maple-toned cabinetry that extends to the ceiling, a white subway tile backsplash, pantry storage, and a convenient breakfast bar perfect for casual dining or morning coffee. Luxury vinyl plank (LVP) flooring runs throughout the main living areas, while the bedrooms offer soft carpeting for added comfort. One of the standout features of this home is the smart bedroom layout, with the two bedrooms positioned on opposite sides of the unit, ideal for privacy, guests, or a home office setup. The spacious primary bedroom easily accommodates a king-sized bed and connects to a walk-through area leading to your walk-in closet and private 4-piece ensuite. The ensuite features a full-sized shower and a double vanity with plenty of countertop space and storage. The second bedroom is also generously sized and includes its own walk-in closet, located just steps from the second full 4-piece bathroom with modern finishes that complement the rest of the home. Additional highlights include in-suite laundry with extra storage, a heated underground titled parking stall, and a separate storage locker. Located in the growing community of Carrington, you'll enjoy quick access to Stoney Trail, major roadways, and nearby amenities, making commuting and everyday errands easy.