

**1303, 33 Carringham Gate NW  
Calgary, Alberta**

**MLS # A2306942**



**\$409,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** See remarks

Welcome to Unit 1303 at 33 Carringham Gate NW, an immaculate, mint-condition condo in the highly sought-after community of Carrington that perfectly blends modern elegance with everyday convenience. Originally built as a premium builder spec home, this meticulously maintained property shows like brand new and is absolutely loaded with high-end upgrades. Tucked away facing a quiet inner street for ultimate tranquillity, this fantastic corner unit is bathed in abundant natural light throughout the day thanks to its highly desirable South and West-facing windows. The breathtaking interior features luxury vinyl plank flooring flowing seamlessly throughout the entire space, elegantly complemented by refined knockdown ceilings. At the heart of the home is a true chef's kitchen, boasting gorgeous two-tone cabinetry, a massive 66-inch oversized central island perfect for entertaining, and a premium built-in appliance package. Comfort and luxury extend into the private spaces, with a spacious primary bedroom that includes a walk-in closet completely outfitted with 8-foot span wire shelving, and a spa-like ensuite highlighting a stunning full-height tiled shower. The main bathroom is equally impressive, featuring a beautiful full-height tiled shower and tub combination. For added peace of mind and future convenience, the unit also includes an air conditioning rough-in. Step outside to your spectacular outdoor oasis—a massive, South-facing oversized balcony offering over 140 square feet of sun-soaked living space, complete with a natural gas BBQ hookup ideal for summer grilling and entertaining guests while taking in the peaceful street views. Beyond the walls of this turn-key home, the location is truly unbeatable. Situated in dynamic Northwest Calgary, Carrington offers an active, walkable lifestyle with beautiful environmental reserves, storm ponds, winding

pathways, and a local skate park. You are just minutes away from everyday conveniences at Evanston Towne Centre, the developing Carrington Plaza, grocery stores, cafes, and diverse dining options. Plus, commuters will love the immediate, easy access to Stoney Trail and Centre Street, making any trip around the city or out to the Rocky Mountains an absolute breeze. Whether you are a first-time buyer, downsizing, or looking for a premium investment, this spotless, fully upgraded corner unit checks every single box—don't miss out on this exceptional opportunity and book your private showing today!