

1206, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2307634



\$309,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Modern condo living meets everyday convenience in this WELL MAINTAINED 2 BEDROOM, 2 BATHROOM unit in Carrington. A bright WEST-FACING exposure fills the space with natural light, while 9’ CEILINGS enhance the open feel throughout. Daily routines feel effortless with a spacious front foyer that keeps coats and gear organized from the moment you arrive. Preparing meals feels connected and efficient in the GALLEY-STYLE KITCHEN, where FULL HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a LARGE ISLAND come together to support both cooking and casual dining. Conversations carry easily into the living area, creating a comfortable setting for quiet evenings or hosting friends. Patio sliders lead to the private balcony extending your living space outdoors, where a generous layout, GLASS RAILING, and a GAS BBQ LINE create a practical setup for warm-weather use. Comfort continues year-round with a WALL-MOUNTED A/C UNIT that keeps the interior cool during summer months. Rest and recharge in a spacious primary bedroom complete with a 4 PIECE ENSUITE designed for daily ease. Flexibility adds value with a second bedroom that includes a closet, making it well suited for guests, a home office, or additional storage. Everyday function remains seamless with IN-SUITE LAUNDRY and a thoughtfully designed 4 PIECE MAIN BATHROOM. Parking is simple and secure with a TITLED UNDERGROUND STALL ideally located close to the main entrance for quick access to elevators. Life in Carrington connects you to scenic pathways, nearby parks, and a growing list of amenities, while quick access to major routes supports an easy commute across the city. A balanced opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance property in a well-planned community.