

1308, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2344113



\$379,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,042 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 455
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: Window coverings (blinds, curtains and curtain rods)

****OPEN HOUSE Sunday, Sept 13th 1-3 PM**** Welcome to this extensively upgraded, immaculate 1,042 sf corner unit in Carrington Square, built by Cedarglen Living and offering the perfect combination of style, comfort and convenience! With 2 bedrooms, 2 bathrooms and TWO titled parking stalls, this air-conditioned home offers exceptional value in one of NW Calgary's growing communities. The thoughtfully designed interior features high ceilings, upgraded luxury vinyl plank flooring and large triple-pane windows that fill the home with natural light while providing added peace and quiet. The impressive kitchen is a true highlight, featuring a massive island, upgraded quartz countertops, stylish two-tone cabinetry, upgraded range hood, built-in microwave, convenient pot drawers and a large pantry. The spacious layout includes two nicely-sized bedrooms and two full bathrooms, with additional drawers in both bathroom vanities and built-ins in walk-in closet, along with in-suite laundry with ample storage plus a storage room. Facing NW, you will enjoy the over 20' long covered balcony with convenient BBQ gas line. This pet-friendly complex has low condo fees, remaining new home warranty, and an outdoor courtyard for family gatherings and picnics. Ideally located near shopping, parks, schools and major routes including Stoney Trail and Deerfoot Trail/Highway 2, and only 15 minutes to the airport, this beautifully upgraded home offers modern living, exceptional convenience and outstanding value! Check out the ****3D Virtual Tour**** then book a viewing with your favourite realtor.