

**3413, 33 Carringham Gate NW
 Calgary, Alberta**

MLS # A2351976

\$320,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 361
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this IMMACULATE TOP-FLOOR condo in the desirable community of Carrington! Located on the 4th floor of a quality Cedarglen Living building, this beautifully maintained 2-bedroom, 2-bathroom home offers 840 sq. ft. of thoughtfully designed living space, with NO NEIGHBOURS ABOVE! Large windows fill the unit with natural light, while the CARPET-FREE interior offers a clean, modern feel throughout. The spacious kitchen features shaker cabinet doors, like-new appliances, a pantry and flows seamlessly into a generous living area and a DEDICATED DINING SPACE, complete with a dining light and room for a full-sized table. Both bedrooms feature large windows and WALK-IN CLOSETS, including an exceptionally spacious primary closet and a private ensuite with DOUBLE SINKS and full height tile. Enjoy your SOUTH-FACING BALCONY, complete with a gas line for your BBQ. An added highlight is the ENERGY RECOVERY VENTILATOR (ERV), designed to continuously exchange stale indoor air with fresh outdoor air while helping maintain energy efficiency and indoor comfort. Additional features include TITLED UNDERGROUND PARKING and bedroom window coverings. Located just a short walk from shopping, restaurants, services and everyday amenities, with convenient access to major roadways, pathways and green spaces. This home has been meticulously cared for, with spotless appliances and pride of ownership evident in every corner. Truly a 10/10 and MOVE-IN READY! Available immediately.