

2414, 33 Carringham Gate NW
 Calgary, Alberta

MLS # A2353870

\$405,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,098 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Guest, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Some furniture		

Welcome to this tastefully upgraded 2 bedroomed, 2 bathroom home in the prime location of Carrington! Offering 1100 sq ft of open concept and thoughtfully designed living space, this bright unit overlooks playing fields from a sun-drenched balcony with BBQ hookups (BBQ included) for relaxing and entertaining. Interior features an open layout and fully upgraded showpiece kitchen complete with quartz countertops, gleaming tiled backsplash, an expansive eating bar, soft close drawers, roll out shelving and with formal dining space, there's plenty of options to cook, dine and unwind. The spacious primary bedroom features an attached 4 piece ensuite with dual sinks, luxury electronically lit mirrors, oversized shower and massive walk-in closet! The second bedroom is ideally situated at the front of the unit separated from the primary bedroom by the laundry and an additional 4 piece bathroom. It offers flexibility for guests, home office, or a hobby room, the possibilities are endless! In-suite laundry is a separate room in this bright home and offers additional storage or flex space. The heated, underground parking space is titled and complete with a STAGE 2 EV charger at no extra expense! This unit has to be seen: luxury vinyl plank flooring, beautiful carpets and paint in neutral to stylish tones, knock down ceilings and all located within easy access to shopping, dining and transportation corridors. Stoney Trail is just around the corner and the airport is merely a 15 minutes drive. This home offers comfort, convenience and exceptional value in a well-managed, pet-friendly complex. Don't miss your opportunity to make this Carrington gem your own!