



GRASSROOTS
REALTY GROUP

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**2101, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2252458



\$359,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 330
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this impeccably designed 2-bedroom, 2-bathroom condominium, ideally situated in the heart of Carrington. Thoughtfully crafted to combine modern style with everyday functionality, this bright and spacious home is perfect for first-time buyers, down sizers, or investors alike. Step inside to an open-concept layout enhanced by 9-foot ceilings and luxury vinyl plank flooring throughout. Natural light fills the space, creating an inviting atmosphere ideal for both relaxing and entertaining. The contemporary kitchen is a true highlight, featuring full-height cabinetry, elegant quartz countertops, stainless steel appliances, and a generous island with seating—perfect for casual meals or hosting guests. The unit comes with title under-ground parking and storage locker. The living area extends seamlessly to a private balcony, offering a peaceful retreat for morning coffee or evening relaxation. A smart split-bedroom layout ensures privacy, making it ideal for shared living, visiting guests, or setting up a dedicated home office. Both bedrooms are generously sized, with the primary suite boasting a walk-through closet and a well-appointed ensuite. A second full bathroom and an oversized laundry/storage room provide additional convenience and functionality. Located steps from scenic parks, walking paths, and Carrington’s expanding selection of shops and amenities, this condo also offers quick access to Stoney Trail and Deerfoot Trail—making commuting across Calgary effortless. Stylish, functional, and ideally located, this Carrington condo is ready to welcome you home. Schedule your private viewing today.