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2206, 33 Carringham Gate NW Calgary, Alberta

MLS # A2267097



\$359,990

Division:	Carrington		
Туре:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Water: **Heating:** Baseboard, Electric Sewer: Floors: Carpet, Vinyl Plank Roof: Condo Fee: \$ 336 **Basement:** LLD: Exterior: Zoning: DC Mixed Foundation: **Utilities:** Natural Gas Connected, Garbage Collection, Water Co

Features: Breakfast Bar, Built-in Features, Chandelier, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: None

Experience modern comfort in this meticulously designed 2-bedroom, 2-bathroom condo offering 807 RMS sq.ft. (873 sq.ft. builder size)

of functional living space. Located on the second floor with a south-facing balcony, this unit combines style, comfort, and convenience. The open-concept layout features 9' ceilings and LVP flooring throughout the kitchen, living, and dining areas. The modern kitchen is equipped with quartz countertops, full-height cabinetry, a stainless steel appliance package, and a large island overlooking the living and dining space - perfect for entertaining. Enjoy energy-efficient living with Low E triple-glazed windows, electric baseboard heating, and a Fresh Air System (ERV) for enhanced indoor air quality. The private balcony includes a BBQ gas line, ideal for outdoor dining or relaxation. The spacious primary bedroom offers a 3-piece ensuite and a custom wire-shelved closet. The second bedroom, located on the opposite side of the unit for privacy, features a walk-in closet and easy access to another 4-piece bathroom. A convenient in-suite laundry and storage area completes the layout. Additional features include a titled underground parking stall, a storage locker, pet and rental-friendly policies. Situated in the NW community of Carrington, this home is directly across from NO FRILLS, McDonald's, a daycare, medical and dental clinics, pharmacy, restaurants, fitness centre, and more. The Carrington kids/skate park, basketball court, and pathways are just one block away, with easy access to 14th Street NW and Stoney Trail for effortless community.