

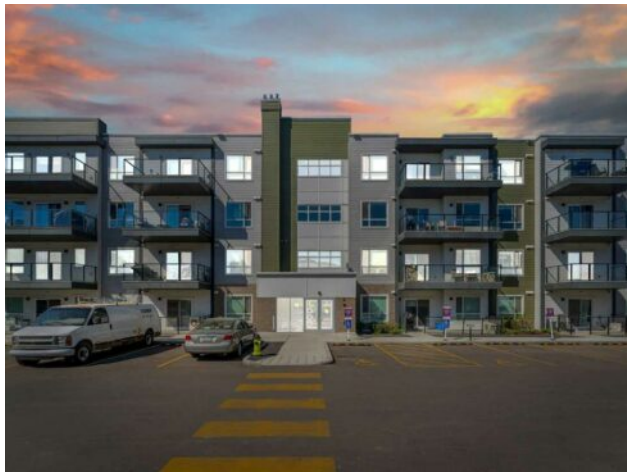


GRASSROOTS
REALTY GROUP

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**1311, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2269101



\$399,999

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,187 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

(MAJOR PRICE REDUCTION OF \$25,000 FOR QUICK SALE) Welcome to Unit 1311 at 33 Carringham Gate NW—a beautifully designed condo offering the perfect balance of modern style, space, and convenience. With 3 bedrooms, 2 bathrooms, and over 1,180 sq ft of open-concept living, this home is ideal for families, professionals, or investors looking for a property that truly checks all the boxes. Step inside to discover a bright, functional layout featuring a sleek kitchen with QUARTZ countertops, STAINLESS STEEL appliances, full-height cabinetry, and an expansive 22 ft design that makes cooking and entertaining effortless. The kitchen flows seamlessly into a generous living and dining area filled with natural light, opening to your private balcony—the perfect place to enjoy morning coffee or evening sunsets. The primary suite offers a private retreat with a walk-in closet and a 4-piece ensuite, while two additional bedrooms provide flexibility for kids, guests, or a home office. A second full bathroom, in-suite laundry, and plenty of storage add to everyday comfort. This unit is finished with durable luxury vinyl plank flooring, contemporary fixtures, and modern detailing throughout, giving it a stylish, move-in-ready feel. Outside your door, enjoy the convenience of the Shops at Carrington Green, featuring No Frills, McDonald's, COBS Bread, Pizza 73, Shawarma Palace, Kung Fu Tea, AllTime Fitness, and more—all just steps away. Quick access to Stoney Trail ensures an easy commute anywhere in Calgary. Whether you're a first-time buyer, downsizer, or investor, this home combines LOCATION, LAYOUT, and LUXURY—making it one of the best opportunities in NW Calgary.