



GRASSROOTS
REALTY GROUP

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**1105, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2269422



\$399,999

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,188 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Building Keys

Welcome to Carrington Square - Northwest Calgary's Premier Condominium Living || Built by CedarGlen Living, five-time winner of the CustomerInsight Builder of Choice Award, this sunny main floor unit offers exceptional quality, thoughtful design, and unbeatable value. || Boasting 1,180.88 sq. ft. RMS (1,262 sq. ft. builder size), this 3-bedroom, 2-bathroom home features a bright open layout with 9' ceilings, triple-pane Low E windows, and luxury vinyl plank flooring throughout the main living areas. The modern kitchen is a showpiece, complete with engineered stone countertops, full-height cabinetry, subway tile backsplash, stainless steel appliances, and a large island ideal for entertaining. || The spacious living and dining area flow seamlessly onto the west-facing balcony, where you can enjoy your morning coffee and abundant natural light. The primary suite includes a generous walk-in closet and a 4-piece ensuite with dual sinks and an upgraded bank of drawers for added functionality. Two additional bedrooms and a full bathroom are perfectly positioned on the opposite side for privacy. || Additional highlights include in-suite laundry, a Fresh Air System (ERV), air conditioning, and a gas line for your BBQ. This home comes with a titled underground parking stall and a leased storage locker conveniently located on the main floor, not in the parkade. || Carrington Square is a PET-FRIENDLY community with unbeatable proximity to everyday conveniences, just steps from the new No Frills, shops, parks, playgrounds, a skate park, basketball courts, and scenic pathways. With quick access to 14th Street NW and Stoney Trail, commuting anywhere in the city is effortless. || Move-in ready and waiting for you to call it home.