



GRASSROOTS
REALTY GROUP

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1410, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2273775



\$349,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo, perfectly located in the vibrant community of Carrington. Designed with a blend of modern style and everyday practicality, this bright, spacious home is ideal for first-time buyers, downsizers, or investors. Step into an open-concept floor plan highlighted by 9-foot ceilings and luxury vinyl plank flooring that flows throughout. Large windows fill the space with natural light, creating a warm and inviting atmosphere perfect for relaxing or hosting friends. The contemporary kitchen stands out with its full-height cabinetry, sleek quartz countertops, stainless steel appliances, and a large island with seating—ideal for casual dining or entertaining. The unit also includes titled underground parking for added convenience. The living area flows effortlessly onto a private balcony, offering a quiet space for your morning coffee or evening downtime. A thoughtful split-bedroom layout provides exceptional privacy—great for roommates, guests, or a dedicated home office. Both bedrooms are generously sized, with the primary suite featuring a walk-through closet and a modern ensuite. A second full bathroom and an oversized laundry/storage room add even more comfort and functionality. Located just steps from beautiful parks, walking paths, and Carrington’s growing mix of shops and amenities, this condo also offers quick access to Stoney Trail and Deerfoot Trail, making travel across Calgary simple and convenient. Stylish, practical, and perfectly situated—this Carrington condo is ready for its next owner. Book your private showing today.