



**GRASSROOTS**  
REALTY GROUP

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**1106, 33 Carringham Gate NW  
Calgary, Alberta**

**MLS # A2280808**



**\$325,000**

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	782 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	NA
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Welcome to this modern main floor walkout condo built by Cedarglen in 2024, located in the vibrant and growing NW community of Carrington. Unit includes 1 titled parking and assigned storage locker. This thoughtfully designed 2 bedroom, 2 full bathroom home offers approximately 780 sq ft of comfortable, functional living space with a bright open-concept layout that makes everyday living easy. The main floor walkout adds a rare sense of convenience and connection to the outdoors, perfect for morning coffee, pets, or simply enjoying a bit of fresh air without stairs or elevators. Inside, you’ll find contemporary finishes throughout, a stylish kitchen with clean modern lines, and a smart floor plan with well-separated bedrooms that works well for couples, roommates, or guests. Carrington is known for its wide streets, new parks, pathways, and strong sense of community, with quick access to major roadways, nearby shopping, and future amenities as the neighbourhood continues to grow. This is an ideal option for first-time buyers or downsizers looking for low-maintenance living in a newer, well-planned community they can grow into.