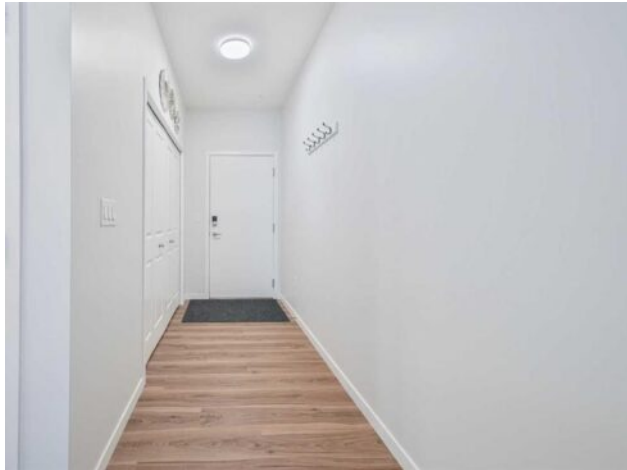




**2209, 33 Carringham Gate NW  
Calgary, Alberta**

**MLS # A2291597**



**\$389,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this beautifully upgraded 2-bedroom + office, 2-bathroom condo in the thriving community of Carrington—where modern design meets everyday convenience. Thoughtfully laid out, this bright and spacious home features two generously sized bedrooms that comfortably fit king-size beds, each with large windows for exceptional natural light and ventilation. The versatile office, complete with its own window, is ideal for working from home, a study space, or a children’s room with bunk beds. The open-concept design is anchored by an impressive extra-large kitchen island, upgraded cabinetry, quality flooring, and stainless-steel appliances—perfect for entertaining or casual family living. Air conditioning and a built-in ventilation system provide year-round comfort, while easy stair access adds everyday practicality. Situated directly across from a vibrant shopping centre offering groceries, banks, fitness facilities, restaurants, and cafés, this location delivers unmatched walkability and convenience. A new K&ndash;9 Catholic school is just a one-minute walk away, enhancing long-term value for families and investors alike. Surrounded by three scenic lakes, pathways for cycling and walking, and only 8 minutes to Vivo recreation centre for swimming and year-round activities, this peaceful yet connected NW Calgary address is truly one of the best places to live or invest.