



2106, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2293637



\$269,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 510 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 217 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Welcome to this thoughtfully designed 1-bedroom, 1-bathroom ground-floor condo offering 510 sq. ft. of comfortable, well-planned living space. Ideal for those seeking simplicity and convenience, this home provides a warm and welcoming atmosphere from the moment you step inside. The open-concept layout creates a sense of spaciousness, with natural light flowing into the living area and extending seamlessly onto a large walk-out patio—a rare and valuable feature that adds meaningful outdoor living space. Whether enjoying a quiet morning coffee or hosting friends, this patio truly enhances everyday living. A dedicated storage locker and titled outdoor parking stall add practicality and ease to your routine, ensuring you have the space you need for seasonal items and hassle-free parking year-round. Situated close to a wide range of amenities—including shopping, dining, transit, and recreational options—this location supports a comfortable and connected lifestyle. Perfect for first-time buyers, downsizers, or investors!