



**3311, 33 Carringham Gate NW  
Calgary, Alberta**

**MLS # A2189908**



**\$289,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Roller blinds to patio door

INTRODUCING CARRINGTON SQUARE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "B" unit with notable features. You will feel right at home in this well thought-out 571.92 RMS sq.ft. (630 sq.ft. builder size), 1 bed + 1 bath home with open plan, 9' ceilings, LVP flooring throughout the kitchen, living/dining areas and bedrooms (NO CARPET), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, Fresh Air System (ERV), and so much more. The kitchen is expansive and showcases engineered stone kitchen countertops, full height cabinetry with stainless steel appliance package. Peering over the island with built in dining is the spacious living room, perfect for entertaining. The bedroom includes a walk-in closet and the 4pc bathroom is upgraded with false front/deep drawers. Laundry & storage closet is thoughtfully planned, definitely a must see. One titled surface parking stall and 1 separate storage locker included. Location is spectacular, across from the new NO FRILLS grocery store and new shopping center. Enjoy the Carrington kids/skate park, basketball court and pathways only 1 block away. Easy access to 14th street NW to Stoney Trail, get where you need to go quickly. PET / RENTAL FRIENDLY COMPLEX, MOVE IN READY! VIRTUAL TOUR AVAILABLE!