



**GRASSROOTS**  
REALTY GROUP

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1402, 33 Carringham Gate NW  
Calgary, Alberta

MLS # A2298754



**\$409,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** None

Penthouse-Style Corner Unit | Top Floor | Carrington Square. Presenting a rare opportunity to acquire the premier corner unit on the fourth and uppermost floor of Carrington Square &mdash; a residence that combines penthouse-style living with an exceptional level of privacy, natural light, and thoughtful refinement. From the moment you enter, the distinction of this home is immediately apparent. Soaring 9-foot ceilings with a sophisticated knockdown texture finish create an elevated atmosphere throughout, while uniform Luxury Vinyl Plank flooring &mdash; installed seamlessly across all principal rooms, bedrooms, closets, bathrooms, and the laundry area &mdash; delivers a cohesive, modern aesthetic that sets this unit apart from standard specifications within the building. The gourmet kitchen has been meticulously appointed for the discerning buyer, featuring a fully integrated built-in appliance package, dual-tone shaker cabinetry with soft-close hinges, an upgraded Level 1 Zellige-style backsplash, and a premium Blanco Quatrus stainless steel single-bowl sink. The living room is pre-configured for a streamlined media installation, complete with a 5-foot raised electrical outlet, conduit, and wall backing for a mounted television. Year-round climate comfort is assured by a dedicated 1.5-ton air conditioning system. Both bathrooms have been elevated with upgraded Gerber Avalanche comfort-height elongated toilets, and the ensuite features an additional bank of three drawers integrated into the vanity &mdash; providing superior storage without compromise. The primary walk-in closet is fitted with an 8-foot wire tower shelving system, maximizing organizational capacity, and the unit includes a leased storage locker conveniently located on the parkade level &mdash; a rare inclusion at this address. The outdoor living space is equally impressive, offering a generous 161 sq.

ft. private balcony complete with a dedicated natural gas line for barbecuing and a newly installed roller shade on the patio door for added comfort and sun control. This meticulously upgraded, move-in ready residence represents the pinnacle of Cedarglen Living &mdash; combining a coveted corner position, top-floor exclusivity, and an extensive portfolio of premium enhancements into one exceptional offering.