



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3403, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2308963



\$340,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 357
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions:	building fobs
--------------------	---------------

Welcome to top-floor luxury in the heart of Carrington Square! This stunning 2-bedroom, 2-bathroom unit offers a bright and airy open-concept layout, highlighted by a modern kitchen featuring sleek stainless steel appliances and an expansive island with plenty of room for bar stools. The spacious living area is bathed in natural light, creating an inviting space for both relaxation and entertaining. Retreat to the primary suite, which boasts a private ensuite with a dual vanity and a standalone shower, while the second bedroom is conveniently located near the main four-piece bathroom featuring a classic tub/shower combo. This unit is thoughtfully prepared for Calgary summers with a built-in AC rough-in for future installation and includes titled underground parking for year-round comfort. Perfectly situated just steps away from the shops and amenities of Carrington Plaza, this home blends style with an unbeatable location in one of NW Calgary's most desirable communities!