



**3417, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2312407



\$425,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,184 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully designed top-floor condo in the growing northwest community of Carrington, offering the perfect balance of modern style, functionality, and convenience. With 3 bedrooms, 2 bathrooms, and a bright open-concept layout, this home is ideal for families, professionals, or investors alike. From the moment you step inside, you'll appreciate the thoughtful design and contemporary finishes throughout. Luxury vinyl plank flooring flows seamlessly through the main living spaces, while large windows fill the home with natural light. The modern kitchen is both stylish and functional, featuring white quartz countertops, stainless steel appliances, full-height cabinetry, ample prep space, a walk-in pantry, and sleek contemporary fixtures. The kitchen opens effortlessly into the spacious dining and living area, creating an ideal setup for both everyday living and entertaining. Step outside onto your private balcony overlooking the courtyard, the perfect place to enjoy your morning coffee or unwind at the end of the day. The primary suite offers a comfortable private retreat complete with a walk-in closet and a 4-piece ensuite bathroom. Two additional bedrooms provide excellent flexibility for children, guests, roommates, or a home office setup. A second full bathroom, in-suite laundry, and generous storage space add to the home's overall comfort and practicality. Located in a pet-friendly complex, this highly upgraded unit is perfectly positioned close to everyday amenities, dining, shopping, parks, and pathway systems. With quick access to Stoney Trail, commuting throughout the city is effortless, while the Calgary International Airport is approximately 15 minutes away. Carrington remains one of northwest Calgary's most desirable growing communities, making this property an excellent opportunity for both homeowners and

investors seeking long-term value. This modern, move-in-ready home offers style, space, and an unbeatable location, one you won't want to miss.