



GRASSROOTS
REALTY GROUP

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1304, 33 CARRINGHAM Gate NW
Calgary, Alberta

MLS # A2312763



\$329,990

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Metal Frame, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this stunning top-floor condo in the highly sought-after community of Carrington — a beautifully designed 2-bedroom, 2-bathroom home that perfectly combines modern elegance, comfort, and everyday functionality. Offering the added privacy and tranquility of top-floor living, this bright and airy unit is flooded with natural light through expansive windows and features an air conditioning rough-in for future year-round comfort. Step inside to discover a stylish open-concept layout highlighted by a contemporary kitchen complete with full-height cabinetry, quartz countertops, stainless steel appliances, and a large island that’s perfect for entertaining, casual dining, or gathering with family and friends. The spacious primary retreat features a private ensuite and generous closet space, while the second bedroom and full bathroom provide ideal flexibility for guests, roommates, or a home office setup. An oversized laundry and storage room adds exceptional practicality rarely found in condo living. Adding even more value, this exceptional unit comes with one titled underground parking stall and two exclusive-use main-floor storage lockers — an incredibly rare and convenient bonus. Perfectly situated near parks, pathways, shopping, restaurants, cafes, and everyday amenities, with quick access to Stoney Trail and Deerfoot Trail, this location offers unbeatable convenience for commuting anywhere in Calgary. Stylish, functional, and move-in ready — this is the one you’ve been waiting for. A true must-see opportunity in Carrington!