



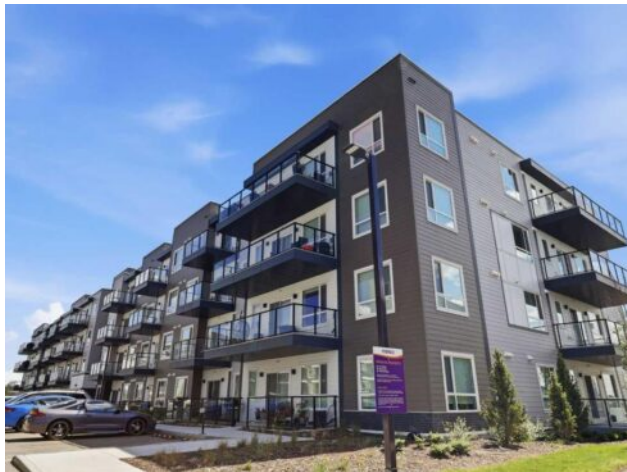
GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3304, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2319995

\$364,000



Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,102 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to this 2025 built corner unit in the fast growing community of Carrington. Offering 1,100 square feet of thoughtfully designed living space, this bright and modern third floor condo features 2 bedrooms, 2 bathrooms, and an open-concept layout designed for comfort and functionality. The stylish kitchen is the heart of the home, featuring quartz countertops, stainless steel appliances, a large central island, a spacious pantry, and an abundance of cabinet storage. The functional layout flows seamlessly into the dining area and generous living room, creating an inviting space that's ideal for relaxing or entertaining. As a corner unit, you'll enjoy additional windows that bring in plenty of natural light throughout the home. The primary bedroom offers a walk-in closet and private ensuite, while the second bedroom and full bathroom provide flexibility for guests, family members, or a home office. You'll also appreciate the convenience of in-suite laundry with additional storage space. Step outside onto the large balcony, perfect for enjoying your morning coffee or unwinding after a long day. The unit also includes a titled underground parking stall for added comfort and convenience year-round. Whether you're a first-time home buyer, investor, or downsizer, well-maintained condo offers modern finishes, low-maintenance living, and an excellent location close to parks, pathways, shopping, restaurants, and major commuter routes.