



GRASSROOTS
REALTY GROUP

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3420, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2324231



\$319,990

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Perched on the top floor, this 2-bedroom, 2-bathroom condo delivers the kind of quiet and light that's hard to come by. No footsteps overhead, oversized windows, and an open-concept layout that just feels right the moment you walk in. The kitchen is built to impress with full-height cabinetry, quartz countertops, stainless steel appliances, and an island large enough to actually gather around. Whether you're hosting friends or just making a weeknight dinner, the space works for it. The primary bedroom is a proper retreat with a private ensuite and generous closet space. The second bedroom adapts easily as a guest room, home office, or whatever your lifestyle calls for, and is served by a full second bathroom. An oversized laundry and storage room rounds things out with the kind of practicality that makes daily life easier. The unit comes with 1 titled underground parking stall and 2 exclusive-use storage lockers on the main floor, a combination that's genuinely rare in condo living. There's also an AC rough-in ready for when you want it. Outside your door, Carrington delivers. Parks, green spaces, cafes, and everyday shopping are all close by, with Stoney Trail and Deerfoot Trail nearby for effortless access to the rest of the city.