



GRASSROOTS
REALTY GROUP

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3211, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2328116



\$270,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	581 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 253
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/A
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Excellent investment opportunity with a tenant already in place, providing immediate rental income. this modern 1-bedroom, 1-bathroom condo offers 584 sq. ft. of well-designed living space and contemporary finishes throughout. The open-concept layout features vinyl plank flooring, quartz countertops, stainless steel appliances, a spacious kitchen island, and ample cabinet space. The generous bedroom includes a walk-in closet, while the oversized in-suite laundry room offers a full-size washer and dryer along with additional storage. Complete with one titled parking stall, this low-maintenance property is an excellent opportunity for investors looking to add a newer asset to their portfolio. Conveniently located in a growing community with modern amenities and excellent rental potential.