



GRASSROOTS
REALTY GROUP

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**3315, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2332011



\$410,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,076 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Experience modern living in this beautifully maintained corner condo located in the vibrant Northwest Calgary community of Carrington. Offering 2 spacious bedrooms, 2 full bathrooms, and a bright, open layout, this home is an excellent choice for first-time buyers, professionals, downsizers, or investors looking for a move-in-ready property in a growing neighbourhood. The thoughtfully designed interior is filled with natural light from oversized windows and features stylish luxury vinyl plank flooring throughout the main living areas. The contemporary kitchen is both functional and elegant, showcasing quartz countertops, stainless steel appliances, full-height cabinetry, generous counter space, and modern finishes that make cooking and entertaining a pleasure. The kitchen opens effortlessly into the dining and living areas, creating a comfortable space for everyday living or hosting friends and family. Step outside onto your private balcony, where you can relax with your favourite drink while enjoying open views of the city skyline. The primary bedroom offers a comfortable retreat complete with a walk-in closet and a private 4-piece ensuite. A second bedroom and an additional full bathroom provide the flexibility to accommodate guests, family, or a dedicated home office. In-suite laundry and plenty of storage add to the home's everyday convenience. This pet-friendly building is ideally situated close to shopping, restaurants, parks, playgrounds, and walking paths, with easy access to Stoney Trail for a quick commute anywhere in the city. Calgary International Airport is only about 15 minutes away, making travel simple and convenient. With its modern finishes, desirable top-floor corner location, and unbeatable access to amenities, this exceptional condo offers the perfect balance of comfort, style, and convenience in one of Northwest Calgary's most sought-after and

rapidly expanding communities.