

1402, 33 Carringham Gate NW
Calgary, Alberta

MLS # A2298754



\$409,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,103 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: None

Penthouse-Style Corner Unit | Top Floor | Carrington Square. Presenting a rare opportunity to acquire the premier corner unit on the fourth and uppermost floor of Carrington Square — a residence that combines penthouse-style living with an exceptional level of privacy, natural light, and thoughtful refinement. From the moment you enter, the distinction of this home is immediately apparent. Soaring 9-foot ceilings with a sophisticated knockdown texture finish create an elevated atmosphere throughout, while uniform Luxury Vinyl Plank flooring — installed seamlessly across all principal rooms, bedrooms, closets, bathrooms, and the laundry area — delivers a cohesive, modern aesthetic that sets this unit apart from standard specifications within the building. The gourmet kitchen has been meticulously appointed for the discerning buyer, featuring a fully integrated built-in appliance package, dual-tone shaker cabinetry with soft-close hinges, an upgraded Level 1 Zellige-style backsplash, and a premium Blanco Quatrus stainless steel single-bowl sink. The living room is pre-configured for a streamlined media installation, complete with a 5-foot raised electrical outlet, conduit, and wall backing for a mounted television. Year-round climate comfort is assured by a dedicated 1.5-ton air conditioning system. Both bathrooms have been elevated with upgraded Gerber Avalanche comfort-height elongated toilets, and the ensuite features an additional bank of three drawers integrated into the vanity — providing superior storage without compromise. The primary walk-in closet is fitted with an 8-foot wire tower shelving system, maximizing organizational capacity, and the unit includes a leased storage locker conveniently located on the parkade level — a rare inclusion at this address. The outdoor living space is equally impressive, offering a generous 161 sq.

ft. private balcony complete with a dedicated natural gas line for barbecuing and a newly installed roller shade on the patio door for added comfort and sun control. This meticulously upgraded, move-in ready residence represents the pinnacle of Cedarglen Living — combining a coveted corner position, top-floor exclusivity, and an extensive portfolio of premium enhancements into one exceptional offering.