

1206, 33 Carringham Gate NW  
Calgary, Alberta

MLS # A2307634



## \$309,900

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		

**Inclusions:** N/A

Modern condo living meets everyday convenience in this WELL MAINTAINED 2 BEDROOM, 2 BATHROOM unit in Carrington. A bright WEST-FACING exposure fills the space with natural light, while 9&rsquo; CEILINGS enhance the open feel throughout. Daily routines feel effortless with a spacious front foyer that keeps coats and gear organized from the moment you arrive. Preparing meals feels connected and efficient in the GALLEY-STYLE KITCHEN, where FULL HEIGHT CABINETRY, STAINLESS STEEL APPLIANCES, and a LARGE ISLAND come together to support both cooking and casual dining. Conversations carry easily into the living area, creating a comfortable setting for quiet evenings or hosting friends. Patio sliders lead to the private balcony extending your living space outdoors, where a generous layout, GLASS RAILING, and a GAS BBQ LINE create a practical setup for warm-weather use. Comfort continues year-round with a WALL-MOUNTED A/C UNIT that keeps the interior cool during summer months. Rest and recharge in a spacious primary bedroom complete with a 4 PIECE ENSUITE designed for daily ease. Flexibility adds value with a second bedroom that includes a closet, making it well suited for guests, a home office, or additional storage. Everyday function remains seamless with IN-SUITE LAUNDRY and a thoughtfully designed 4 PIECE MAIN BATHROOM. Parking is simple and secure with a TITLED UNDERGROUND STALL ideally located close to the main entrance for quick access to elevators. Life in Carrington connects you to scenic pathways, nearby parks, and a growing list of amenities, while quick access to major routes supports an easy commute across the city. A balanced opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance property in a well-planned community.