

\$425,000 - 1208, 33 Carringham Gate Nw, Calgary

MLS® #A2059203

\$425,000

2 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

INTRODUCING CARRINGTON SQUARE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY "BUILDER OF CHOICE" WINNER CEDARGLEN LIVING, 4 YEARS RUNNING!

BRAND NEW unit with notable features. You will feel right at home in this very spacious 1,065.28 sq.ft RMS (Builder size 1122 sq.ft.), L3 Floor plan, 2 bed, 2 bath home with open design, 9' ceilings, LVP flooring throughout (upgrade), Low E triple glazed windows, electric baseboard heating, knockdown ceilings, BBQ gas line on the patio, Fresh Air System (ERV) and so much more. The kitchen is expansive and showcases upgraded, two tone, full height, Onboard Melamine cabinets, upgraded pots and pan drawers, chimney hood-fan, extended island length with built-in microwave and pendant lighting above. Peering over the island is the spacious living and dining area, perfect for entertaining. This is a NORTHWEST EXPOSURE CORNER unit with 4pc ensuite which has been upgraded with a pocket door, full height tiles above the stand-up shower and extra bank of drawers to the vanity. The walk-in closet in the primary bedroom is very spacious and includes an 8'™ wire tower shelving detail. The additional bedroom and 4pc bathroom are located on the opposite side for privacy and noise reduction. Laundry & storage closet is thoughtfully planned, definitely a must see. 1 titled underground parking stall included (limited storage lockers available for purchase). Location is spectacular, across



from the new NO FRILLS grocery store and new shopping center. Enjoy the Carrington kids/skate park, basketball court and pathways only 1 block away. Easy access to 14th street NW to Stoney Trail, get where you need to go quickly. PET FRIENDLY COMPLEX, unit is UNDER CONSTRUCTION and PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER AND FURNITURE, UPGRADES AND ACCESSORIES ARE NOT INCLUDED. ESTIMATED COMPLETION RANGE MAY 2024 - DECEMBER 2024. VISIT THE SHOW SUITE TODAY FOR MORE INFO!

Built in 2024

Essential Information

MLS® #	A2059203
Price	\$425,000
Sold Price	\$424,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1208, 33 Carringham Gate Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W1

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Flat, Membrane
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2023
Date Sold	November 13th, 2023
Days on Market	146
Zoning	DC
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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