

\$472,900 - 2108, 33 Carringham Gate Nw, Calgary

MLS® #A2132465

\$472,900

3 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

SHOW HOME LEASEBACK OPPORTUNITY! INTRODUCING CARRINGTON SQUARE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "S1" unit with notable features. You will feel right at home in this well thought-out 1,184.63 RMS sq.ft. (1262 sq.ft. builder size), 3 bedroom, 2 bathroom home with open plan, 9' ceilings, LVP flooring throughout (no carpet), 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 dual tone cabinets, engineered stone kitchen backsplash, full height cabinetry with built-in appliance package and so much more. Peering over the island is the spacious living and dining area, perfect for entertaining. This is a west exposure unit with large patio to soak in all that natural sunlight. The 4pc ensuite with dual sinks is spacious and showcases an upgraded tiled shower with fiberglass base and upgraded door. The walk-in closet in the primary bedroom is expansive with upgraded wire shelving - you'll love the amount of storage space. 2 additional bedrooms 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 with 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 Completed now BUT PHOTOS ARE OF A DIFFERENT SHOW SUITE FOR REFERENCE ONLY, FINISHING'S/PLAN WILL DIFFER. VISIT THE SHOW SUITE TODAY TO WALK-THROUGH!

Built in 2024

Essential Information

MLS® #	A2132465
Price	\$472,900
Sold Price	\$472,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2108, 33 Carringham Gate Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1W1

Amenities

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Trash, 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	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

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

Additional Information

Date Listed	May 18th, 2024
Date Sold	August 9th, 2024
Days on Market	83
Zoning	DC
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.