

\$479,000 - 1411, 33 Carringham Gate Nw, Calgary

MLS® #A2139090

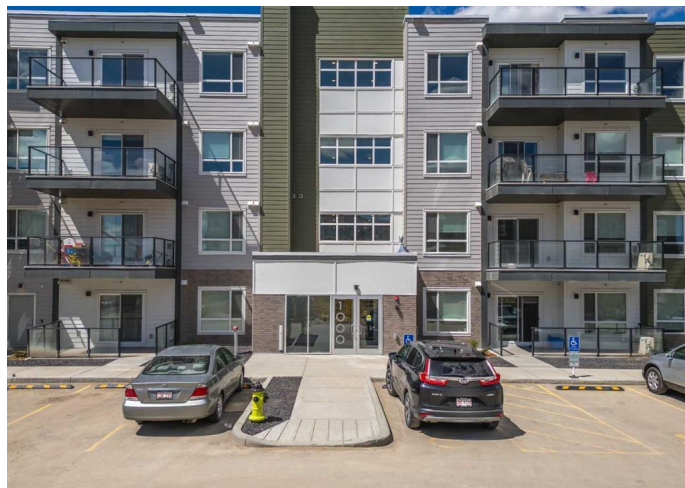
\$479,000

3 Bedroom, 2.00 Bathroom, 1,181 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

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. TOP FLOOR WITH 2 TITLED UNDERGROUND PARKING STALLS. You will feel right at home in this well thought-out 1,180.88 RMS sq.ft. (1262 sq.ft. builder size), 3 bedroom, 2 bathroom home with open plan, 9' ceilings, LVP flooring in the kitchen, living and dining areas, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the patio, Fresh Air System (ERV), AC, and so much more. The kitchen is expansive and showcases engineered stone counter tops, subway tile backsplash, full height cabinetry with stainless steel appliance package and so much more. Peering over the extensive island is the spacious living and dining area, perfect for entertaining. This is a TOP FLOOR EAST exposure unit with large balcony to soak in all that natural sunlight. The 4pc ensuite with dual sinks is spacious and showcases an upgraded bank of drawers. The walk-in closet in the primary bedroom is expansive - 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. 2 titled underground parking stalls included (1 is an end unit) with a leased storage locker on the MAIN FLOOR



(not the parkade). Location is spectacular, across from the new NO FRILLS grocery store and new shopping center. Enjoy the Carrington kids playground, 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 AND MOVE IN READY!

Built in 2024

Essential Information

MLS® #	A2139090
Price	\$479,000
Sold Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,181
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1411, 33 Carringham Gate Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H6

Amenities

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Trash, Visitor Parking
Parking Spaces	2

Parking	Garage Door Opener, Stall, Titled, Underground
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Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Wall Unit(s)
# of Stories	4

Exterior

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

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 30th, 2024
Days on Market	23
Zoning	DC
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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