

# \$399,900 - 2413, 33 Carringham Gate Nw, Calgary

MLS® #A2139205

**\$399,900**

2 Bedroom, 2.00 Bathroom, 837 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 "H" unit with notable features. You will feel right at home in this well thought-out 837 RMS sq.ft. (900 sq.ft. builder size), 2 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), and so much more. The kitchen is expansive and showcases engineered stone kitchen countertops, full height cabinetry with stainless steel appliance package and pantry. Peering over the 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 morning sunlight. The 4pc ensuite with dual sinks is very spacious. The walk-in closet in the primary bedroom is expansive with wire shelving detail - you'll love the amount of storage space. 1 additional bedroom with walk-in closet and 4pc bathroom is located on the opposite side for privacy and noise reduction. Laundry & storage closet is thoughtfully planned, definitely a must see. One titled underground parking stalls included. 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 / RENTAL FRIENDLY COMPLEX, MOVE IN READY!

Built in 2024

**Essential Information**

MLS® #	A2139205
Price	\$399,900
Sold Price	\$394,361
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

**Community Information**

Address	2413, 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	1
Parking	Garage Door Opener, Stall, Titled, Underground

**Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, 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 27th, 2024
Date Sold	November 5th, 2024
Days on Market	131
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.