

# \$369,900 - 2407, 33 Carringham Gate Nw, Calgary

MLS® #A2167382

**\$369,900**

2 Bedroom, 2.00 Bathroom, 813 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 "J" unit with notable features. You will feel right at home in this well thought-out 813.45 RMS sq.ft. (873 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. Peering over the island is the spacious living and dining area, perfect for entertaining. This is a TOP FLOOR, WEST exposure unit with balcony to soak in all that natural sunlight. You'll enjoy the primary bedroom with modern 3 pc ensuite. 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 stall included. Limited number of storage lockers are still 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 / RENTAL FRIENDLY COMPLEX, MOVE IN READY! VIRTUAL TOUR AVAILABLE!

Built in 2024

**Essential Information**

MLS® #	A2167382
Price	\$369,900
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

**Community Information**

Address	2407, 33 Carringham Gate Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H6

**Amenities**

Amenities	Parking, Picnic Area, Trash, Visitor Parking, Elevator(s), Secured Parking
Parking Spaces	1
Parking	Stall, Titled, Garage Door Opener, 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	September 23rd, 2024
Date Sold	October 21st, 2024
Days on Market	28
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.