

# \$289,900 - 3311, 33 Carringham Gate Nw, Calgary

MLS® #A2189908

**\$289,900**

1 Bedroom, 1.00 Bathroom, 572 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 "B" unit with notable features. You will feel right at home in this well thought-out 571.92 RMS sq.ft. (630 sq.ft. builder size), 1 bed + 1 bath home with open plan, 9' ceilings, LVP flooring throughout the kitchen, living/dining areas and bedrooms (NO CARPET), 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 with built in dining is the spacious living room, perfect for entertaining. The bedroom includes a walk-in closet and the 4pc bathroom is upgraded with false front/deep drawers. Laundry & storage closet is thoughtfully planned, definitely a must see. One titled surface parking stall and 1 separate storage locker 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! VIRTUAL TOUR AVAILABLE!



Built in 2024

## Essential Information

MLS® #	A2189908
Price	\$289,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	572
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	3311, 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	Stall, Titled

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	Rough-In
# of Stories	4

## Exterior

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

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	47
Zoning	DC
HOA Fees	100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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