# \$435,000 - 3204, 33 Carringham Gate Nw, Calgary

MLS® #A2233371

## \$435,000

2 Bedroom, 2.00 Bathroom, 1,114 sqft Residential on 0.00 Acres

Carrington, Calgary, Alberta

MODERN CORNER UNIT | 2 BED + 2 BATH | FULL-WIDTH BALCONY | UNDERGROUND PARKING | BUILT BY CEDARGLEN

Discover this bright, beautifully upgraded corner apartment unit offering the perfect blend of modern design, functionality, and unbeatable location. Built by renowned builder CEDARGLEN, this spacious 2-bedroom, 2-bathroom home delivers exceptional value for homeowners and investors alike.

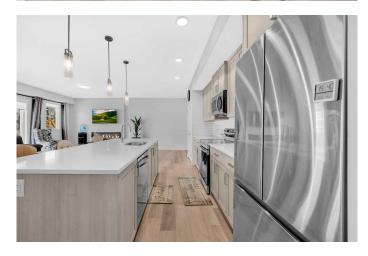
The thoughtfully designed floorplan features a HUGE OPEN-CONCEPT LIVING ROOM filled with natural light, creating a warm and inviting space to relax or entertain. Cozy up by the ELECTRIC FIREPLACE, or step out onto the FULL-WIDTH BALCONYâ€"a rare and valuable extension of your living spaceâ€"perfect for morning coffee, evening sunsets, or enjoying fresh air all year round.

At the heart of the home is a SLEEK, MODERN KITCHEN equipped with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, and AMPLE CABINETRY. The DEDICATED DINING AREA comfortably accommodates family meals or intimate dinner parties, seamlessly connecting to the living space for a truly open feel.

The PRIMARY BEDROOM SUITE offers privacy and comfort with a LARGE WALK-THROUGH CLOSET and a







LUXURIOUS ENSUITE BATHROOM, featuring a DOUBLE VANITY, HIGH-END FIXTURES, and CONTEMPORARY FINISHES. The spacious second bedroom is ideal for guests, a roommate, or a home office setup, with easy access to the second full bathroom.

Additional standout features include DURABLE LUXURY VINYL PLANK (LVP) FLOORING throughout, IN-UNIT LAUNDRY, ROUGH-IN FOR AIR CONDITIONING, and DEDICATED IN-SUITE STORAGE, adding convenience and functionality to everyday living.

Located in a well-managed, modern building, this home places you within minutes of all key amenities:

- 1 MIN TO NO FRILLS & MCDONALD'S
  2 MINS TO FRITOU CHICKEN
  4 MINS TO THE FIRE STATION
  5 MINS TO FRESHCO
  5 MINS TO FLEMENTARY MIDDLE & HIGH
- 5 MINS TO ELEMENTARY, MIDDLE & HIGH SCHOOLS
- 6 MINS TO SAVE-ON-FOODS

Whether you're a first-time buyer, downsizer, or investor looking for a high-demand rental property, this unit checks all the boxes: LOCATION, LAYOUT, LUXURY, AND LIFESTYLE.

Don't miss your chance to own a STYLISH, LOW-MAINTENANCE, AND MOVE-IN READY APARTMENT in one of the city's most convenient and connected communities.

Built in 2024

#### **Essential Information**

MLS® # A2233371 Price \$435,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,114
Acres 0.00
Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3204, 33 Carringham Gate Nw

Subdivision Carrington
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2H6

### **Amenities**

Amenities Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Kitchen Island, Pantry, Quartz Counters, Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Central
Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Lighting

Lot Description City Lot, Street Lighting

Construction Composite Siding, Concrete, Wood Frame

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 9

Zoning DC

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Smart Realty

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