

**3115, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2179580



\$465,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,068 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

INTRODUCING CARRINGTON SQUARE IN BEAUTIFUL NORTHWEST CALGARY—Built by Cedarglen Living, winner of the CustomerInsight Builder of Choice Award for five consecutive years! This brand-new "K" unit boasts numerous upgrades throughout. Step into this thoughtfully designed 1,067.74 RMS sq.ft. (1,156 sq.ft. builder size) home, featuring 2 bed + 2 bath, and an open layout with 9' knockdown ceilings. The unit includes LVP flooring throughout, even in the bedrooms, living, and dining areas. Other highlights include Low E triple-glazed windows, electric baseboard heating, a BBQ gas line on the patio, a Fresh Air System (ERV), and air conditioning. The kitchen is expansive and showcases upgraded engineered stone countertops with a waterfall edge on the peninsula, full-height cabinetry with soft-close hinges, a Euro cargo recycle center, and a built-in stainless steel appliance package. Overlooking the island is a spacious living and dining area, complete with an included electric fireplace—perfect for entertaining. As a CORNER UNIT with SE exposure, the home is filled with natural sunlight, which you can enjoy from the private patio. The primary bedroom features a pocket door leading to a modern 4-piece ensuite and walk in closet, with full-height tile in both the ensuite and main bathrooms. A second bedroom, with a walk-in closet and a 4-piece bathroom, is located on the opposite side of the unit for added privacy and noise reduction. The upgraded stacked laundry is conveniently situated and is a must-see. Additional notable upgrades in this unit include upgraded toilets, a black ancillary package, plumbing fixtures, and upgraded dishwasher and refrigerator. This home comes with one titled underground parking stall (#81) and two side-by-side storage lockers (separate from the unit). The location is fantastic—right across from the

new No Frills grocery store and shopping center. Enjoy the nearby Carrington kids/skate park, basketball court, and pathways just one block away. With easy access to 14th Street NW and Stoney Trail, you can get where you need to go quickly. PET AND RENTAL-FRIENDLY COMPLEX, MOVE-IN READY! VIRTUAL TOUR AVAILABLE!