



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 CARRINGHAM Gate #2413, Calgary T3P 2H6**

MLS® #: **A2139205**      Area: **Carrington**      Listing Date: **06/27/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$24k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Garage Door Opener,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **837**  
 Low Sqft:  
 Ttl Sqft: **837**

DOM

**81**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**  
 Heating: **Baseboard,Electric**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Composite Siding,Concrete,Wood Frame**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 8`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`2" x 11`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`6" x 4`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 8`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`2" x 6`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$350**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2410327**

Remarks

Pub Rmks: **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, Estimated Completion August 14, 2024. PHOTOS ARE FOR REFERENCE ONLY AND ARE OF A DIFFERENT SHOW HOME. FLOOR PLAN AND FINISHINGS WILL DIFFER!**

Inclusions: **Keypad Lock + Roller Blids to Patio Doors**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**