



THE
A-TEAM

**RE/MAX
FIRST**

33 CARRINGHAM Gate #3115, Calgary T3P 2H6

MLS®#: **A2179580**

Area: **Carrington**

Listing Date: **11/16/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,067**
Low Sqft:
Ttl Sqft: **1,067**

DOM

35

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Garage Door Opener,Stall,Titled,Underground

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: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`7" x 11`11"	4pc Ensuite bath	Main	8`9" x 8`3"
Bedroom	Main	13`11" x 12`2"	Living Room	Main	18`10" x 13`1"
Kitchen	Main	14`10" x 7`4"	4pc Bathroom	Main	8`2" x 5`6"
Dining Room	Main	14`10" x 7`5"	Laundry	Main	7`10" x 6`9"
Walk-In Closet	Main	8`3" x 4`3"	Walk-In Closet	Main	9`9" x 6`7"
Foyer	Main	9`8" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$448

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

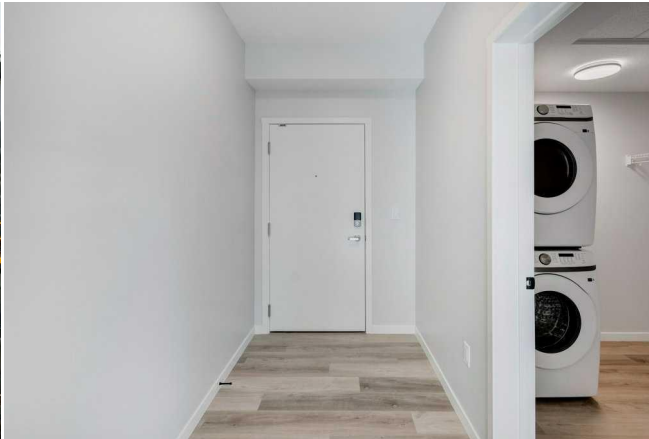
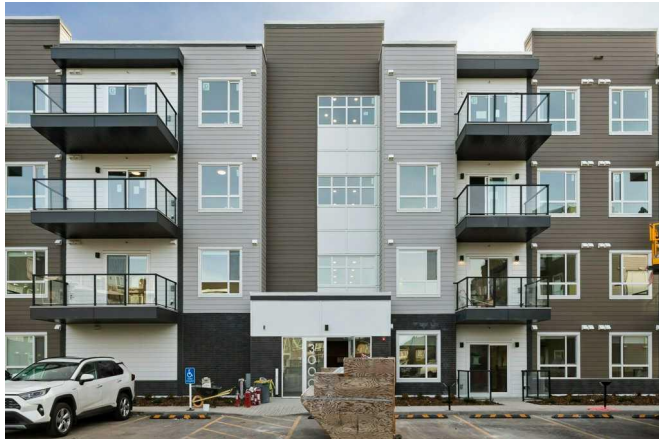
Legal Desc: **2410327**

Remarks

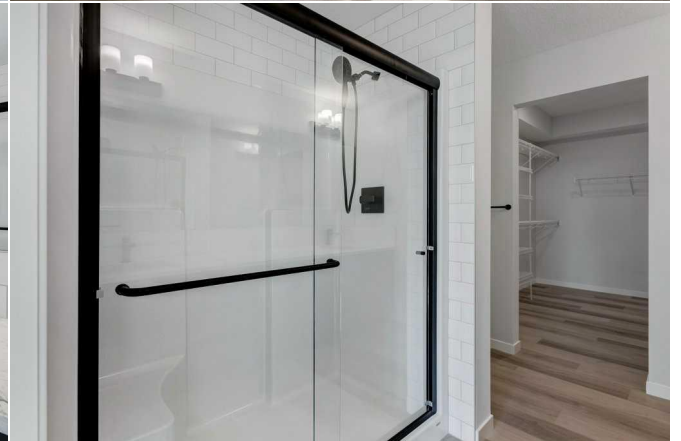
Pub Rmks: **INTRODUCING CARRINGTON SQUARE IN BEAUTIFUL NORTHWEST CALGARY—Built by Cedarglen Living, winner of the CustomerInsight Builder of Choice Award for five consecutive years! This brand-new "K" unit boasts numerous upgrades throughout. Step into this thoughtfully designed 1,067.74 RMS sq.ft. (1,156 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!**

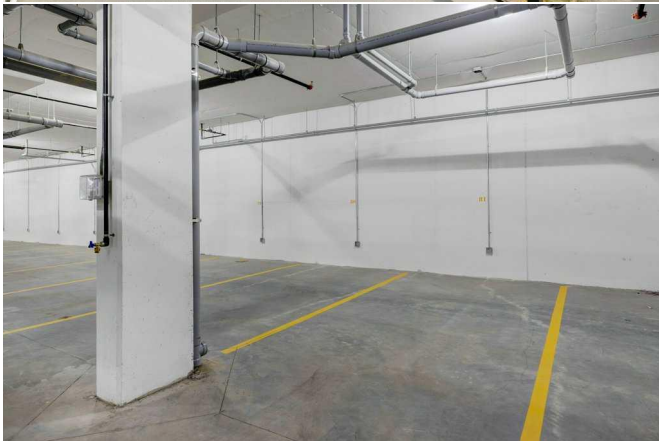
Inclusions:
Property Listed By: **N/A
Real Broker**

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









3115-33 Carringham Gate NW, Calgary, AB

Main Floor Interior Area 1087.74 sq ft



PREPARED 2024/11/14



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.