



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**33 CARRINGHAM Gate #3311, Calgary T3P 2H6**

MLS® #: **A2189908**

Area: **Carrington**

Listing Date: **01/24/25**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **571**  
Low Sqft:  
Ttl Sqft: **571**

DOM

**8**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Garage Door Opener,Stall,Titled**

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,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`4" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 10`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 11`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`2" x 7`2"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>5`1" x 4`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`11" x 6`8"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$245

Fee Simple

DC

Fee Freq:

Monthly

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 "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!**

Inclusions:

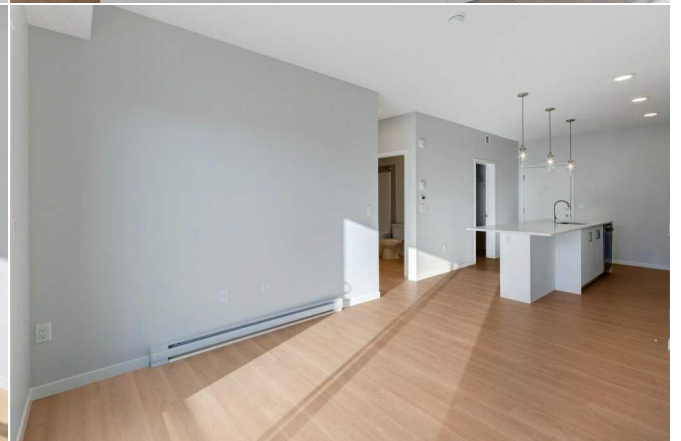
Roller blinds to patio door

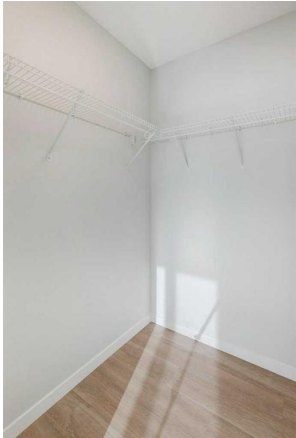
Property Listed By:

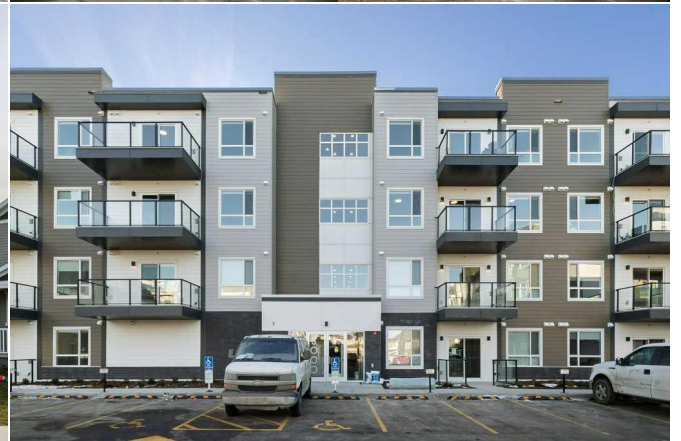
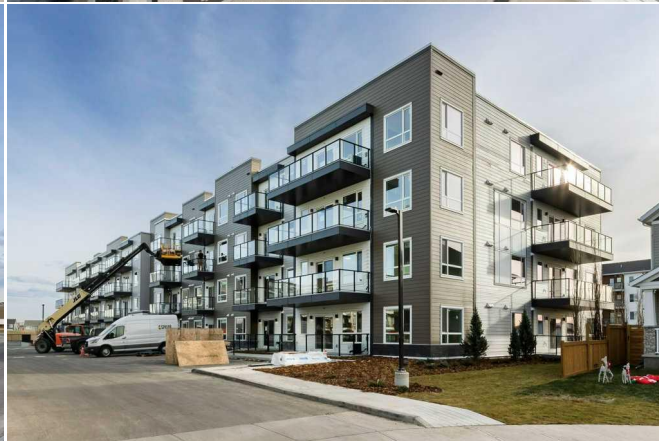
Real Broker

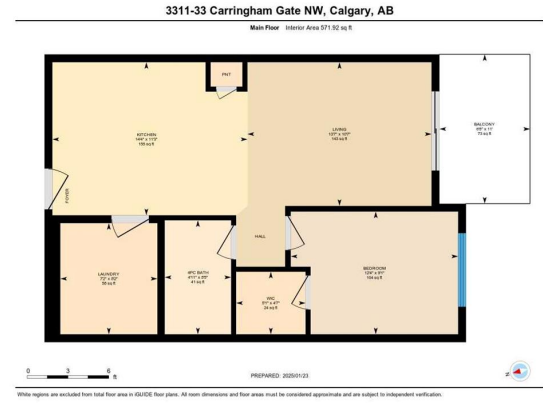
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











# CARRINGTON SQUARE

UNIT B  
1 BEDROOM, 1 BATHROOM  
INTERIOR: 630 sq. ft.  
PATIO OR BALCONY: 98 sq. ft.

