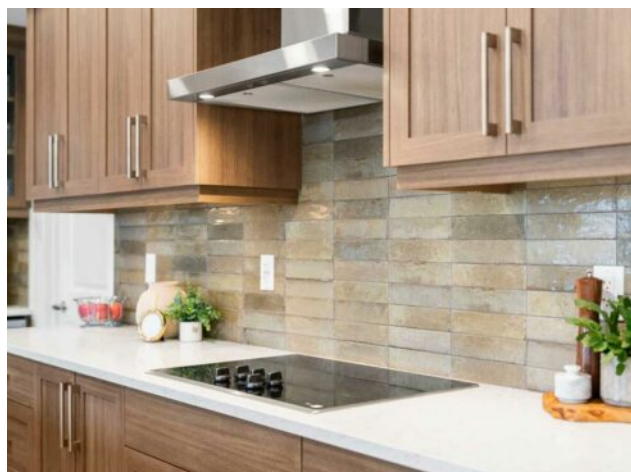


2208, 33 Carringham Gate NW  
Calgary, Alberta

MLS # A2285927



# \$489,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,181 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Private Electric Vehicle Charging Station(s), Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully upgraded 3-bedroom, 2-bathroom Executive residence offering 1181 sqft of thoughtfully designed living in the heart of Carrington. This west-facing unit overlooks the inner courtyard mirroring as your backyard, providing both privacy and an abundance of natural light. Designed with elevated finishes and exceptional functionality in mind, this home delivers outstanding long-term value for both discerning homeowners and savvy investors. The open-concept layout creates seamless flow between the kitchen, dining, and living areas, anchored by a designer kitchen featuring elevated stone countertops, a full-height tile backsplash, built-in appliances, deeper 14 inch upper cabinets (versus standard 11 inch), soft-close cabinetry, roll-out shelving, under-cabinet lighting, smart drawer storage, a walk-in pantry, and a built-in wine fridge - a combination that enhances both everyday living and rental desirability. The spacious primary suite offers a walk-in closet with built-in organizers and a private 4-piece ensuite complete with dual sinks, additional pillar storage, & a pocket door entry. Two additional bedrooms provide flexibility for family living, guests, or a dedicated home office. Luxury Vinyl Plank flooring, upgraded bedroom carpet, an upgraded lighting package (with the dining room fixture to be replaced with a modern selection), knockdown ceilings, air conditioning, a generous in-suite laundry room with substantial storage, a massive separate storage unit, and underground parking with an EV charger further elevate the home. The location is equally compelling, with everyday amenities, dining, shops, and services just steps away, making the property exceptionally walkable and attractive to both owners and tenants. Quick access to Stoney Trail (Highway 201) allows for effortless commuting across the city or out of town as well as 15 minutes

to airport. While the growing northwest community of Carrington, surrounded by parks and pathway systems, continues to experience strong demand and long-term growth. This is a highly upgraded, well-positioned property offering design, function, and value in one complete package.