



# 33 Carringham Gate Calgary Alberta

\$434,900

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. TWO SIDE BY SIDE 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! (id:6769)

Primary Bedroom 12.00 Ft x 8.92 Ft  
 4pc Bathroom 8.75 Ft x 7.92 Ft  
 Bedroom 10.75 Ft x 9.00 Ft  
 Living room 11.17 Ft x 11.17 Ft  
 Laundry room 6.50 Ft x 4.83 Ft

Kitchen 11.75 Ft x 8.00 Ft  
 4pc Bathroom 9.00 Ft x 4.83 Ft  
 Dining room 11.83 Ft x 8.83 Ft  
 Other 8.17 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.artlee.ca/>



See

Mirror

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