



# 33 Carringham Gate Calgary Alberta

\$385,000

INTRODUCING CARRINGTON SQUARE, IN BEAUTIFUL NORTHWEST CALGARY. BUILT BY CEDARGLEN LIVING, WINNER OF THE CustomerInsight BUILDER OF CHOICE AWARD, 5 YEARS RUNNING! BRAND NEW "F1" unit with notable features. You will feel right at home in this well thought-out 843.15 RMS sq.ft. (923 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. Peering over the island with built in dining is the spacious living room, perfect for entertaining. You'll enjoy the primary bedroom with modern 4 pc ensuite including dual vanities, stand up shower and walk in closet. 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 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! (id:6769)

Primary Bedroom 13.83 Ft x 9.25 Ft  
4pc Bathroom 8.75 Ft x 8.42 Ft  
Bedroom 10.75 Ft x 9.00 Ft  
Living room 10.92 Ft x 10.92 Ft  
Kitchen 16.08 Ft x 12.17 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft

Laundry room 8.42 Ft x 6.75 Ft  
Other 8.42 Ft x 5.42 Ft  
Other 4.58 Ft x 4.50 Ft  
Pantry 2.50 Ft x 1.75 Ft  
Other 10.92 Ft x 6.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX Realty Professionals**

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