



# 33 Carringham Gate Calgary Alberta

\$489,900

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 (from your oversized balcony with gas hook up) 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 (2 units merged into 1), and extra large sized underground parking with an EV charger just steps from the elevator, 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 a...

Living room 16.00 Ft x 9.17 Ft

Dining room 14.00 Ft x 10.83 Ft

Kitchen 8.33 Ft x 22.00 Ft

Primary Bedroom 13.75 Ft x 10.58 Ft

Other 5.17 Ft x 8.67 Ft

Bedroom 10.17 Ft x 9.50 Ft

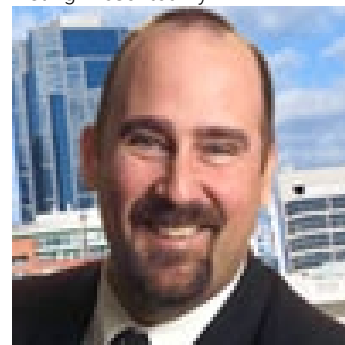
Bedroom 11.50 Ft x 9.50 Ft

Laundry room 5.00 Ft x 10.75 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

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**RE/MAX Realty Professionals**

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