

**2209, 33 Carringham Gate NW
Calgary, Alberta**

MLS # A2291597



\$389,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,114 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this beautifully upgraded 2-bedroom + office, 2-bathroom condo in the thriving community of Carrington—where modern design meets everyday convenience. Thoughtfully laid out, this bright and spacious home features two generously sized bedrooms that comfortably fit king-size beds, each with large windows for exceptional natural light and ventilation. The versatile office, complete with its own window, is ideal for working from home, a study space, or a children’s room with bunk beds. The open-concept design is anchored by an impressive extra-large kitchen island, upgraded cabinetry, quality flooring, and stainless-steel appliances—perfect for entertaining or casual family living. Air conditioning and a built-in ventilation system provide year-round comfort, while easy stair access adds everyday practicality. Situated directly across from a vibrant shopping centre offering groceries, banks, fitness facilities, restaurants, and cafes, this location delivers unmatched walkability and convenience. A new Catholic school is just a one-minute walk away, enhancing long-term value for families and investors alike. Surrounded by three scenic lakes, pathways for cycling and walking, and only 8 minutes to Vivo recreation centre for swimming and year-round activities, this peaceful yet connected NW Calgary address is truly one of the best places to live or invest.