

# \$399,000 - 3204, 33 Carringham Gate Nw, Calgary

MLS® #A2255040

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Carrington, Calgary, Alberta

**MODERN CORNER UNIT | 2 BED + 2 BATH |  
FULL-WIDTH BALCONY | UNDERGROUND  
PARKING | BUILT BY CEDARGLEN HUGE  
PRICE DECREASE FOR QUICK SALE**

Discover this bright, beautifully upgraded corner apartment unit offering the perfect blend of modern design, functionality, and unbeatable location. Built by renowned builder CEDARGLEN, this spacious 2-bedroom, 2-bathroom home delivers exceptional value for homeowners and investors alike. The thoughtfully designed floorplan features a **HUGE OPEN-CONCEPT LIVING ROOM** filled with natural light, creating a warm and inviting space to relax or entertain. Cozy up by the **ELECTRIC FIREPLACE**, or step out onto the **FULL-WIDTH BALCONY**—a rare and valuable extension of your living space—perfect for morning coffee, evening sunsets, or enjoying fresh air all year round. At the heart of the home is a **SLEEK, MODERN KITCHEN** equipped with **STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS,** and **AMPLE CABINERY.** The **DEDICATED DINING AREA** comfortably accommodates family meals or intimate dinner parties, seamlessly connecting to the living space for a truly open feel. The **PRIMARY BEDROOM SUITE** offers privacy and comfort with a **LARGE WALK-THROUGH CLOSET** and a **LUXURIOUS ENSUITE BATHROOM,** featuring a **DOUBLE VANITY, HIGH-END FIXTURES,** and **CONTEMPORARY FINISHES.** The spacious second bedroom is



ideal for guests, a roommate, or a home office setup, with easy access to the second full bathroom. Additional standout features include DURABLE LUXURY VINYL PLANK (LVP) FLOORING throughout, IN-UNIT LAUNDRY, ROUGH-IN FOR AIR CONDITIONING, and DEDICATED IN-SUITE STORAGE, adding convenience and functionality to everyday living. Located in a well-managed, modern building, this home places you within minutes of all key amenities: 1 MIN TO NO FRILLS & MCDONALDâ€™S 2 MINS TO FRITOU CHICKEN 4 MINS TO THE FIRE STATION 5 MINS TO FRESHCO 5 MINS TO ELEMENTARY, MIDDLE & HIGH SCHOOLS 6 MINS TO SAVE-ON-FOODS Whether youâ€™re a first-time buyer, downsizer, or investor looking for a high-demand rental property, this unit checks all the boxes: LOCATION, LAYOUT, LUXURY, AND LIFESTYLE. Donâ€™t miss your chance to own a STYLISH, LOW-MAINTENANCE, AND MOVE-IN READY APARTMENT in one of the cityâ€™s most convenient and connected communities.

Built in 2024

### Essential Information

MLS® #	A2255040
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,114
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3204, 33 Carringham Gate Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2H6

## Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	City Lot, Street Lighting
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 7th, 2025
Days on Market	9
Zoning	R1-U
HOA Fees Freq.	ANN

## Listing Details

Listing Office

Century 21 Smart Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.