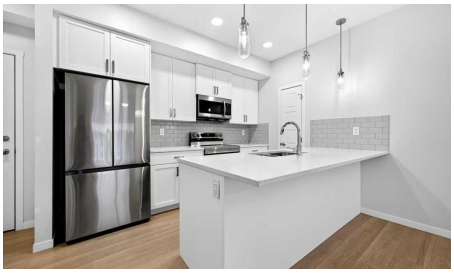
3413 33 Carringham Gate NW

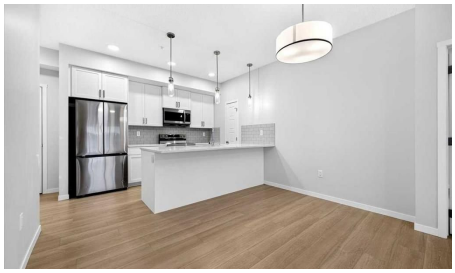
Calgary | Active | MLS® A2351976

$308,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2024**	**840.88 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

NEW PRICE, EXCEPTIONAL VALUE! Now offered at $308,000, welcome to this IMMACULATE TOP-FLOOR condo in the desirable community of Carrington! Located on the 4th floor of a quality Cedarglen Living building, this beautifully maintained 2-bedroom, 2-bathroom home offers 840 sq. ft. of thoughtfully designed living space, with NO NEIGHBOURS ABOVE! Large windows fill the unit with natural light, while the CARPET-FREE interior offers a clean, modern feel throughout. The spacious kitchen features shaker cabinet doors, like-new appliances, a pantry and flows seamlessly into a generous living area and a DEDICATED DINING SPACE, complete with a dining light and room for a full-sized table. Both bedrooms feature large windows and WALK-IN CLOSETS, including an exceptionally spacious primary closet and a private ensuite with DOUBLE SINKS and full height tile. Enjoy your SOUTH-FACING BALCONY, complete with a gas line for your BBQ. An added highlight is the ENERGY RECOVERY VENTILATOR (ERV), designed to continuously exchange stale indoor air with fresh outdoor air while helping maintain energy efficiency and indoor comfort. Additional features include TITLED UNDERGROUND PARKING and bedroom window coverings. Located just a short walk from shopping, restaurants, services and everyday amenities, with convenient access to major roadways, pathways and green spaces. This home has been meticulously cared for, with spotless appliances and pride of ownership evident in every corner. Truly a 10/10 and MOVE-IN READY! Available immediately.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351976
Bedrooms	2
Bathrooms	2
Year Built	2024
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	840.88 sq. ft.
Condo Fee:	$360.80
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2410327
Heating:	Baseboard, Electric
New Constr.:	No
Construction Material:	Brick, Concrete, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Laminate, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Carrington
Amenities:	Elevator(s), Picnic Area, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'6" × 8'8" ·
Main Floor	Living Room · 12'4" × 11' ·
Main Floor	Dining Room · 11'10" × 6'11" ·
Main Floor	Bedroom - Primary · 11'11" × 9'1" ·
Main Floor	Walk-In Closet · 6'5" × 6'5" ·
Main Floor	Bedroom · 10'9" × 9'1" ·
Main Floor	Walk-In Closet · 5' × 4'5" ·
Main Floor	Foyer · 6'5" × 4'4" ·
Main Floor	Laundry · 6'5" × 4'9" ·

Main Floor	Balcony · 11' × 6'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3413-33-carringham-gate-nw-calgary-a2351976/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.