

\$399,999 - 1311, 33 Carringham Gate Nw, Calgary

MLS® #A2269101

\$399,999

3 Bedroom, 2.00 Bathroom, 1,187 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

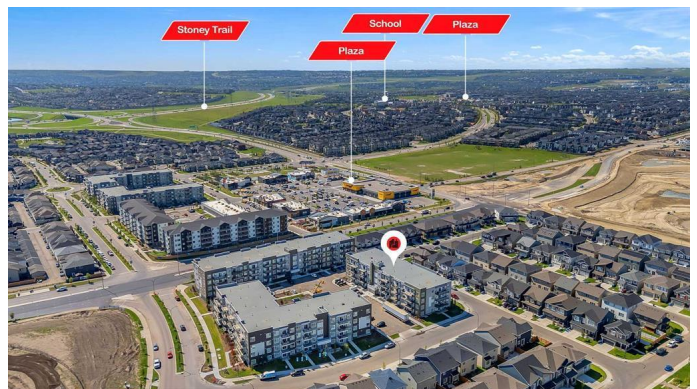
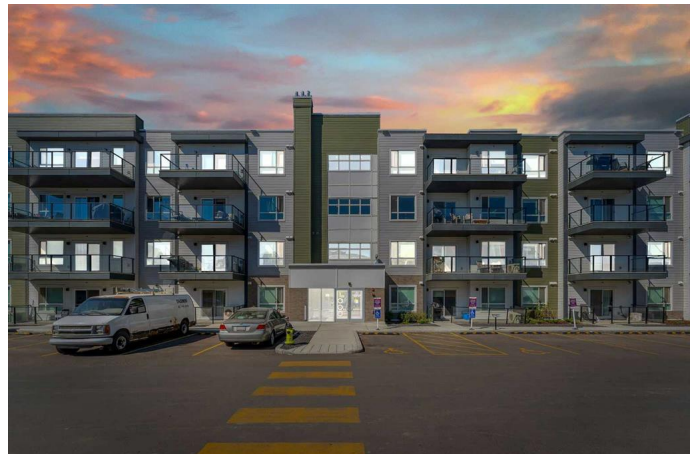
(MAJOR PRICE REDUCTION OF \$25,000 FOR QUICK SALE) Welcome to Unit 1311 at 33 Carringham Gate NW—a beautifully designed condo offering the perfect balance of modern style, space, and convenience. With 3 bedrooms, 2 bathrooms, and over 1,180 sq ft of open-concept living, this home is ideal for families, professionals, or investors looking for a property that truly checks all the boxes.

Step inside to discover a bright, functional layout featuring a sleek kitchen with QUARTZ countertops, STAINLESS STEEL appliances, full-height cabinetry, and an expansive 22 ft design that makes cooking and entertaining effortless. The kitchen flows seamlessly into a generous living and dining area filled with natural light, opening to your private balcony—the perfect place to enjoy morning coffee or evening sunsets.

The primary suite offers a private retreat with a walk-in closet and a 4-piece ensuite, while two additional bedrooms provide flexibility for kids, guests, or a home office. A second full bathroom, in-suite laundry, and plenty of storage add to everyday comfort.

This unit is finished with durable luxury vinyl plank flooring, contemporary fixtures, and modern detailing throughout, giving it a stylish, move-in-ready feel.

Outside your door, enjoy the convenience of



the Shops at Carrington Green, featuring No Frills, McDonaldâ€™s, COBS Bread, Pizza 73, Shawarma Palace, Kung Fu Tea, AllTime Fitness, and moreâ€”all just steps away. Quick access to Stoney Trail ensures an easy commute anywhere in Calgary.

Whether youâ€™re a first-time buyer, downsizer, or investor, this home combines LOCATION, LAYOUT, and LUXURYâ€”making it one of the best opportunities in NW Calgary.

Built in 2024

Essential Information

MLS® #	A2269101
Price	\$399,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,187
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1311, 33 Carringham Gate Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X7

Amenities

Amenities	Park, Playground, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1

Parking	Titled, Underground
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Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Playground
Construction	Concrete, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 5th, 2025
Days on Market	15
Zoning	DC

Listing Details

Listing Office	RE/MAX First
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