

**117, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2218099



\$379,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	728 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Comes completely furnished

Discover the epitome of modern living at Carrington Plaza! This beautifully designed, fully furnished condo apartment offers the perfect blend of style, comfort, and convenience. Whether you're a professional couple seeking your first home or an investor looking for a prime rental opportunity, this stunning 2-bedroom, 2-bathroom unit is move-in ready and packed with luxurious features. Built in 2022 by Cedarglen Living Inc., this property boasts an open floor plan, high-end finishes, and thoughtful details that cater to your every need. From sleek interiors to a prime location near essential amenities and serene outdoor spaces, Carrington Plaza is more than just a home—it's a lifestyle. Dive into the details and see why this gem is the perfect place to call home! Extensive island with a beautiful waterfall dining area featuring a barnwood surround accent, stainless-steel finished appliances, beautiful cabinets and pantry with plenty of storage space, quartz countertops, a dream for the hidden chef in you. Sleek wide luxury vinyl plank flooring through out the main living area, bathrooms and laundry, carpet in both bedrooms. In-suite laundry with stacked front load washer and dryer. The master bedroom has ample room, large closet and upgraded ensuite. Second bedroom perfect for that extra guest or expanding family. Large bright windows, 9-foot ceilings, stunning barnwood feature wall in the living room which matches the island surround, electric baseboard heating, and ductless air conditioner to keep you cool in the summer. Enjoy a low maintenance condo lifestyle that has everything you need. The balcony comes equipped with a natural gas barbecue line and a North-West view on the quiet side of the building. This unit has two titled underground parking spots plus a secure storage unit. Enjoy relaxing walks in the beautiful park and pond close by. Walking

distance to a plaza that has restaurants, grocery stores, gym, medical, pharmacy, dentist, and many convenient merchants to enjoy. Quick and easy access to Stoney Trail and 15 min from the Calgary airport. Don't miss out on this amazing pet friendly building. Book a showing today and upgrade your lifestyle at Carrington Plaza, a great place to call home!