

**420, 40 Carrington Plaza NW
Calgary, Alberta**
MLS # A2243540

\$350,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 340
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

This property presents a fantastic opportunity for both first-time homebuyers and investors. It boasts two generous bedrooms, two full bathrooms, and heated underground parking. The property is upgraded with high-end finishes and appliances, complemented by a bright, neutral color scheme. The unit also includes a spacious balcony and 9-foot ceilings. Ideally located in the newer community of Carrington, it offers easy access to a variety of amenities right across the street, plus direct access to Stoney Trail. Don't miss the chance to own this beautiful, convenient property!