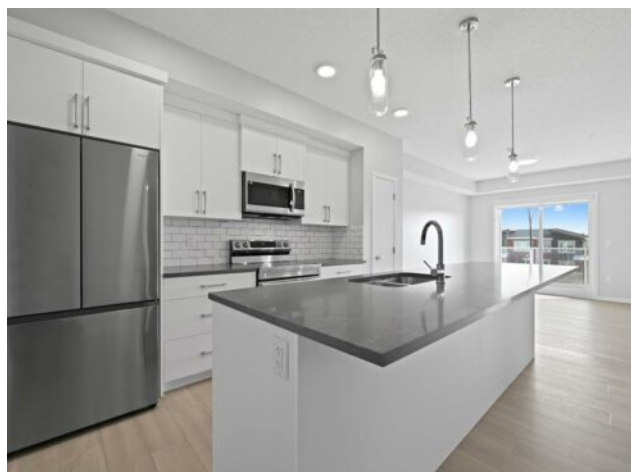


**209, 40 carrington Plaza NW
Calgary, Alberta**

MLS # A2254441



\$250,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 251
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: HRV

Built in 2022 by Cedarglen Living, this impeccably maintained one-bedroom, one-bathroom home offers 580 sq. ft. of modern single-level living in the heart of Carrington. Southwest-facing windows flood the space with natural light, enhanced by soaring 9-foot ceilings and an open-concept layout. At the heart of the home, the kitchen shines with quartz countertops, stainless steel appliances, ample storage, and a striking 10-foot island with overhang seating - a true centerpiece for both everyday living and casual gatherings. The primary bedroom, positioned to the south, offers a calm retreat with a walk-in closet. Adjacent to the bedroom is a beautifully finished 4-piece bathroom, thoughtfully designed for both style and convenience. Everyday comfort continues with in-suite laundry connected to a large storage room, plus the rare advantage of a separate storage unit within the building. Practical touches extend outdoors, with a titled parking stall just steps from the entrance, along with visitor parking and secure bike storage for added ease. Perfect for first-time buyers, downsizers, or investors, this Carrington condo combines modern finishes with practical conveniences in one of Calgary's fastest-growing communities.