



**GRASSROOTS**  
REALTY GROUP

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**120, 40 Carrington Plaza NW**  
**Calgary, Alberta**

**MLS # A2243661**



**\$249,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	507 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 221
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

You'll feel right at home in this stylish and modern 1 bed, 1 bath condo built by Cedarglen Living Inc. Offering 507.45 RMS sq.ft. (563 sq.ft. builder size), this thoughtfully designed unit boasts 9' ceilings, durable luxury vinyl plank flooring throughout (no carpet!), Low E triple-glazed windows, electric baseboard heating, and a BBQ gas line on the patio—perfect for year-round grilling. The expansive kitchen features full-height cabinetry, gleaming quartz countertops, a classic white subway tile backsplash, and stainless steel appliances. The functional U-shaped island opens up to the spacious dining area and living room—ideal for entertaining or cozy movie nights at home. A generous laundry and storage closet adds extra convenience, and must be seen to be appreciated. This pet-friendly complex includes 1 titled surface parking stall and air conditioning for your comfort. Ideally located across from a beautiful park and green space, with easy access to an array of bespoke community amenities—this condo checks all the boxes!