



GRASSROOTS
REALTY GROUP

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

MLS # A2249531



\$349,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Carrington | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 721 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 310 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: N/A

Welcome to Carrington Plaza, where elevated design meets everyday convenience in one of NW Calgary's most sought-after communities. This 2 bedroom, 2 bathroom condo isn't just move in ready, it's been thoughtfully customized to offer a unique blend of style and function rarely found in condo living. Inside, the heart of the home is the barnwood-accented island, a stunning statement piece upgraded with split-level countertops, creating a true dining space that works for both dinner parties and daily life. Matching barnwood detailing on the living room wall brings warmth and personality to the open-concept layout, where knockdown ceilings (a major upgrade from builder-grade popcorn) and wide luxury vinyl plank flooring add a refined touch. The kitchen is both beautiful and functional, featuring stainless steel appliances, quartz countertops, full-height cabinetry, and a pantry. The primary bedroom is spacious and bright, and includes a generous closet and upgraded ensuite. The second bedroom offers flexible space for guests, a home office, or growing families. Enjoy 9-foot ceilings, large windows, and a wall-mounted A/C unit to keep cool all summer long. Window coverings are included, and in-suite laundry with a full-size front-load washer/dryer makes life that much easier. Step outside to your west facing patio, a peaceful retreat equipped with a natural gas BBQ hookup. This unit also includes TWO titled underground parking stalls, plus a secure storage locker. Carrington Plaza is pet-friendly and ideally located just steps from the community pond and walking paths. Enjoy easy access to restaurants, grocery stores, fitness studios, and medical services, all just a short walk away. With quick access to Stoney Trail and just 15 minutes to YYC airport, commuting and travel are a breeze. Whether you're a first time buyer, down sizer, or investor, this

beautifully upgraded condo offers exceptional value and a lifestyle you’ll love.