



**103, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2265491



\$480,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,273 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

This oversized three bedroom or two bedrooms with a full sized office home provides unparalleled luxury and rare conveniences to enrich and simplify your life In a very well run Complex. Completely upgraded throughout with NO lower quality finishes and all under 9" ceilings. Chef's kitchen includes upgraded appliances, Full Height Shaker Cabinets, Quartz counters, large Island and a built-in recycling center. The huge 240square foot Living Room gives you the flexibility to suit any Lifestyle. Three large modern bedrooms including a private master with a fully appointed and upgraded 4 piece Ensuite and walk-in closet. Upgraded flooring throughout, the pride of ownership shines in this home. Quiet bright corner unit on the main floor has the rare added convenience of your own secure private entrance eliminating the tedious walk through the block before taking the short one half block walk to a fully developed shopping area with all your everyday living needs. 10+ Restaurants/Fast food outlets, Low Price No-Frills Grocery store, Cob's Bread, Shell Gas Bar, Kumon Learning Centre, AllTime Fitness, Barber Shop, Health Spa, Nail Salon, Physio, Optometrist, Medical Centre, Pharmacy, and on and on and on - everything you need just steps away. Directly across the street from a fully developed recreation area that will surpass all the needs of kids or grandkids at any age see pictures. Triple glazed Low E windows virtually eliminate street noise with privacy blinds providing you quiet private energy efficient options. Titled underground parking (see member remarks) for your secure heated convenience. This pet friendly home has everything and more for a luxurious and stress free life, you have to explore it to truly appreciate this home and area.