



GRASSROOTS
REALTY GROUP

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**413, 80 Carrington Plaza NW
Calgary, Alberta**

MLS # A2286218



\$357,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	861 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

If you have been searching for a modern condo in NW Calgary that does not feel cookie-cutter, this is it. Located in Carrington, this TOP-FLOOR home gives you privacy, light, and a clean contemporary design. Built in 2022 by Cedarglen, this 860+ sqft condo was designed for real life. Not just photos. The kitchen is upgraded and finished with TWO-TONE CABINETS to the ceiling, GLASS-FRONT UPPERS, QUARTZ COUNTERS, a BUILT-IN OVEN and microwave, a cooktop with HOOD FAN and a CUSTOM BUILT-IN DINING area. It feels sleek, modern, and intentional, perfect for hosting. This 2 BED / 2 BATH layout offers separation and function. The primary bedroom has an ensuite with DOUBLE VANITY, walk-in shower and a massive WALK-IN CLOSET. The second bedroom has its own WALK-IN CLOSET too, and is adjacent to the guest bath. The huge LAUNDRY ROOM offers serious storage. You also get A/C, titled underground PARKING and a separate STORAGE LOCKER. No sweating in the summer. No scraping snow in winter. No clutter in your living space. TOP FLOOR means no one above you. More peace. More quiet. Nearby GREENWAY PARK offers playgrounds, a basketball court, a skate park, art installations, and access to the Rotary Mattamy Greenway trail system. In fact, there are about 65 acres of green space and connected pathways making it easy to stay active. The SHOPS OF CARRINGTON GREEN, with groceries, restaurants, and professional services, are literally at your doorstep. Quick routes to major roadways and future Green Line LRT expansion make commuting simple. Stop settling for average condos. This one checks all the boxes.