



**206, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2139506



\$410,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	839 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home in the heart of Carrington, Calgary. This exquisite 2-bedroom condo apartment perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the spacious and elegantly designed interior. The primary bedroom is a sanctuary of comfort, featuring a luxurious ensuite 4-piece bathroom and a very spacious walk-in closet. The second bedroom also offers a generous walk-in closet and, like the primary bedroom, boasts large windows that fill the room with natural light and provide beautiful views of the community. The second bathroom is a well-appointed 3-piece space with a tub, perfect for relaxing after a long day. Throughout the bedrooms, kitchen, and living areas, lovely vinyl plank flooring adds a touch of sophistication and warmth. The bathrooms and the laundry room, on the other hand, are adorned with bright, beautiful tiles that enhance the overall aesthetic. The kitchen is a chef's delight, equipped with state-of-the-art stainless steel appliances that make meal preparation a joy. Adjacent to the kitchen, the very spacious laundry room offers additional storage and can easily double as a linen room, providing extra functionality and convenience. Step out onto the balcony and enjoy the stunning view of the area. With a natural gas barbecue line, this space is perfect for entertaining guests or enjoying a quiet evening outdoors. An assigned underground parking stall adds to the convenience, ensuring your vehicle is safe and secure. Strategically located, this condo is within walking distance to a beautiful park and a bustling plaza. You'll find a variety of businesses offering essential services, including restaurants, dining options, a Shell gas station, a gym, a pharmacy, and other lifestyle needs, all just a short stroll away. Experience the perfect blend of comfort,

modernity, and convenience in this Carrington gem. Book a showing today and see for yourself why this stunning condo is the perfect place to call home.