



**201, 40 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2145319**

**\$397,000**



<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and spacious modern condo in the vibrant community of Carrington NW. Gorgeous Park is just across the street and a pond is close by. The kitchen has an open floor plan with a 9 ft. ceiling, luxury vinyl planks, stainless steel appliances, quartz countertops with huge island, soft close drawers, pantry, and double under-mount sinks. The primary bedroom is facing north with tons of natural light, featuring a 4-piece ensuite with double under-mount vanity sinks, and a huge walk-in closet. This unit also boasts a spacious north facing balcony with green space view and w/ BBQ gas hookup. There is one titled underground heated parking stall for added convenience. An in-suite laundry room with extra storage makes life easy. Walking distance to many amenities like restaurants, grocery stores, gas station and pharmacy etc. Quick and easy access to Stoney Trail and 15 minutes from the Calgary airport. Great opportunity for first time home buyers or investors with low condo fee. Book the showing today with your favourite Realtor to grab this beautiful condo.