



**208, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2156923



\$379,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	833 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 339
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

You will feel right at home in this newer, Cedarglen Living Inc. built, 832.63RMS sq.ft. (900 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout (NO CARPET), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the SOUTH FACING BALCONY. The kitchen is expansive and features a pantry, white subway tile backsplash, full height cabinets, quartz counters, and S/S appliances. Peering over the island with eating area is the spacious living room, perfect for movie nights and entertaining. The 2 bedrooms are located on opposite sides of the home for maximum privacy and noise reduction. Large laundry & storage closet is well planned out, definitely a must see. 1 titled UNDERGROUND parking stall. Strategically located across from a beautiful park, green space and so many more bespoke amenities. PET FRIENDLY COMPLEX.