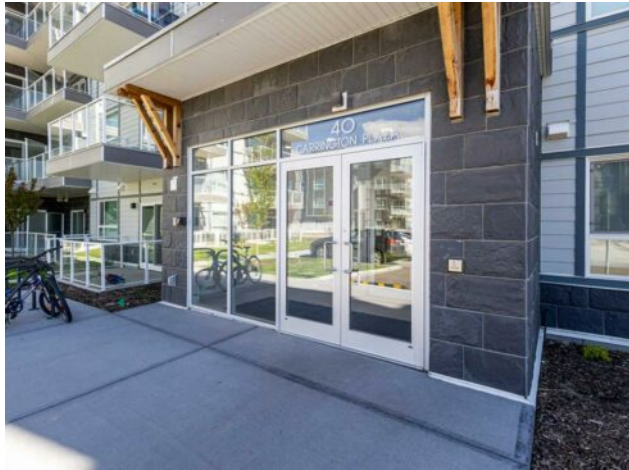




**206, 40 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2159983**



**\$385,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.