



**GRASSROOTS**  
REALTY GROUP

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**212, 40 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2160273**



**\$447,000**

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,094 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to your new home at 40 Carrington Plaza by Cedarglen Living. This bright and spacious 2 beds+ 2 baths CORNER unit with tons of natural light complete with TWO titled underground parking spaces (#78 AND #79) in the heated underground parkade and over 1094 sqft living space, is a MUST SEE! Step into an open floor plan adorned with a 9' ceiling, and luxury vinyl plank flooring throughout the kitchen and living room. Every detail has been thoughtfully chosen to enhance your comfort and style. Stainless steel appliances, Quartz Countertops, Soft close drawers to the kitchen, Stainless steel under-mount sink with pull-down faucet, and many more updates. Stay comfortable year-round with air conditioning. Additional conveniences include an in-suite sizeable laundry room and extra storage room. Adjacent to the living space is also a great-sized master bedroom featuring a large vinyl window, with a full 4pc ensuite with upgrades and a LARGE-sized walk-in closet. Another generous-sized bedroom with a walk-in closet is next to another 4 pc upgraded bathroom. This unit also boasts a spacious balcony with a BBQ gas hookup. Enjoy relaxing walks in the beautiful park and pond close by. Walking distance to the plaza with restaurants, grocery stores, gym, medical, pharmacy, dentist, and many convenient merchants to enjoy. Quick and easy access to Stoney Trail and 15 minutes from the Calgary airport. A large park and skatepark are also only a walking distance away to enjoy! Book a private showing today and step into the lifestyle you deserve!