



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**311, 80 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2168900**



**\$359,999**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	726 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Plug-In, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 289
<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>	Elevator, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** None

Welcome to luxury living in the prestigious community of Carrington! This upgraded 2-bedroom, 2-bathroom condo, located on the 3rd floor, offers an exceptional blend of style and comfort in a vibrant, growing neighborhood. As you step inside, you'll be welcomed by 9-foot high ceilings and an open-concept layout, enhanced by upgraded flooring and bathrooms. The stunning kitchen is a highlight, featuring elegant cabinets, soft-close drawers, and sleek stainless steel appliances. The grand standalone island, adorned with beautiful quartz countertops, complements your very own pantry, making it a chef's dream. The spacious living room is bathed in natural light, the convenient sliding door that opens to your private balcony—perfect for relaxing or entertaining while enjoying unobstructed views. The master bedroom boasts a large vinyl window and a luxurious 4-piece ensuite with upgrades, along with a full-size closet. An additional generously-sized bedroom with its own closet is located near the entrance, alongside another upgraded 4-piece bathroom. You'll appreciate the convenience of a sizeable laundry room equipped with both a washer and dryer. The building offers a community garden, and you'll find a plaza nearby with No Frills, restaurants, medical facilities, a dentist, a gym, and a spa. Plus, a large park and skatepark are just a short walk away! With quick access to Stoney Trail, this condo perfectly combines luxury and convenience. Don't miss this incredible opportunity—call or text today to schedule your viewing!