



**317, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2184548



\$349,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	726 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 288
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator		

Inclusions: N/A

Step into this beautifully designed and thoughtfully crafted west-facing 2-bedroom, 2-bathroom condo, perfect for those entering the housing market or looking for an incredible rental investment. Built in 2022, this home offers 726 square feet of modern living space, showcasing an open-concept design flooded with natural light from its large windows. The sleek kitchen is a chef’s dream, featuring quartz countertops, a spacious island perfect for hosting guests, and stainless steel appliances. The primary bedroom offers a private en-suite and generous closet space, while the second bedroom is perfect for guests, a home office, or additional family members. Other features include in-suite laundry, a private balcony for outdoor enjoyment, and a dedicated parking spot for added convenience. Located in a vibrant and growing community, this home is within walking distance to parks, schools, and shopping, making it an excellent choice for families or young professionals. As a bonus, we’re offering to customize the paint colors so you can make this home truly yours. Whether you’re a first-time buyer looking for a beautiful place to call home or an investor seeking a highly rentable property, this condo checks all the boxes. Don’t miss out on this fantastic opportunity—contact us today for more details or to schedule a viewing!