



**302, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2196099



\$449,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,285 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Watch 3D Tour Introducing a stunning and modern 1284 SQ FT 3 BEDROOM AND 2 BATH UNIT IN THE COMMUNITY OF CARRINGTON. (Builder Size - 1,363 sq. ft. Unit & 142 sq. ft. Balcony). This unit boasts plenty of natural light, making it a bright and welcoming space. The open-concept living room and kitchen with an island is perfect for entertaining guests. The kitchen is equipped with Stainless steel appliances and ample storage space, making it the perfect space to cook and dine with loved ones. The Three bedrooms include a Primary Suite with a BEAUTIFUL ENSUITE BATHROOM and WALK-IN CLOSET. This UNIT is like New and has been well cared. There is lots of natural light into the unit and other features include throughout Vinyl flooring, zebra Blinds, Ensuite with double sinks and a standing shower, a large IN-SUITE LAUNDRY/STORAGE Space and UNDERGROUND PARKING. Nestled in a well-maintained apartment building, you'll have easy access to nearby Parks, Playgrounds, Schools, and Shopping centers, Optometrist, Physiotherapist, No-Frills, McDonald's, Gas Station etc. The unit's prime location offers a comfortable and convenient lifestyle. Take advantage of the surrounding amenities, including sidewalks, streetlights, and walking/bike paths, perfect for exploring the neighborhood. Quick and Easy Access to Stoney Trail.