



GRASSROOTS
REALTY GROUP

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

**311, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2203395

\$333,000



Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	724 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 287
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		
Inclusions:	None		

Improved Pricing: Gorgeous, like-new 2 bedroom, 2 bathroom unit with a sunny south-facing balcony! Incredibly located across the street from an outstanding park with a playground, basketball court, skate park and more, plus mere steps to a large variety of shopping and dining options. Then come home to a quiet sanctuary. This beautifully designed unit is freshly painted and stylish yet functional featuring wide plank flooring, a designer style and endless natural light throughout the day. The kitchen is a chef's dream with quartz countertops, stainless steel appliances, full-height cabinets, and a large breakfast bar island where you can gather. Sit back and relax in the inviting living room bathed in south-facing sunshine. Adjacently, the sunshine-filled balcony has a gas line encouraging casual barbeques or simply unwind soaking up the sun and fresh air on this wonderful outdoor space. Both bedrooms are spacious and bright with their own 4-piece bathrooms with all tiled bath. In-suite laundry and titled parking further add to your comfort. This exceptional community has it all – beautiful pathways and wetlands, excellent amenities, a future school site and easy access to Stoney Trail when you need to leave the neighbourhood.