



GRASSROOTS
REALTY GROUP

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**420, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2208031



\$385,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This property presents a fantastic opportunity for both first-time homebuyers and investors. It boasts two generous bedrooms, two full bathrooms, and heated underground parking. The property is upgraded with high-end finishes and appliances, complemented by a bright, neutral color scheme. The unit also includes a spacious balcony and 9-foot ceilings. Ideally located in the newer community of Carrington, it offers easy access to a variety of amenities right across the street, plus direct access to Stoney Trail. Don't miss the chance to own this beautiful, convenient property!