

**103, 40 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2285863**



**\$450,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance

**Inclusions:** None

Dramatic price reduction on this exceptional upgraded 3 Bedroom 1,272 Square Foot RMS Bright and Airy End Unit with all it's extra Windows. Enjoy the Chef's Kitchen with it's full height Wood Shaker Cabinetry including Pot Drawers and Recycling Centre, Convection/Air Fry Oven, Water/Ice Fridge and broad Quartz Counter/Breakfast Bar. The Living Room is huge with Durable LVP and boasts a unique full length Feature Wall. Three full bedrooms offer extended flexibility for those who need a home Office. It features Four Piece Bath and a Four Piece Ensuite with Dual Vanity and Upgraded Tile Shower. The Triple Pane windows dramatically reduce energy consumption and exterior noise and the Custom Privacy Blinds give you complete control of your surroundings. The modern Lighting includes a Dramatic Chandelier in the Dining Area. Indoor titled parking in this well run complex. The Large Private Patio Allows you your own Keyed Entrance to easily access this wonderful neighborhood and it's fully appointed Shopping Mall that caters to all your grocery, dining, daycare, pet care, spa, fuel, and medical needs. Closer still is the huge park with it's top quality Play Structure, Basketball Court and Skateboard Park. Easy access to Transit and the Airport. Pride of Ownership stands out in this incredible opportunity.