

418, 40 Carrington Plaza NW  
Calgary, Alberta

MLS # A2204960

\$357,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	On Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 308
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a home where style meets everyday ease: a thoughtfully designed 2-bedroom, 2-bathroom condo nestled in the vibrant heart of Carrington. This is more than just a place to live; it's a place to belong. Step into a bright, open-concept living space that invites connection, whether you're hosting friends or enjoying a quiet night in. Your modern kitchen is equipped with full-height cabinetry, stainless steel appliances, and generous counter space, perfect for everything from casual breakfasts to dinner parties. Step onto your private balcony to soak in the sun, sip your morning coffee, or wind down in the fresh air. Enjoy the convenience of in-suite laundry and the year-round comfort of heated underground parking, a luxurious mainstay in Calgary's winter months. With thoughtful design, quality finishes, and a low-maintenance lifestyle, this home is as practical as it is beautiful. Beyond your front door, Carrington offers a welcoming and walkable lifestyle. Explore scenic parks and playgrounds, stroll to local restaurants and grocery stores, and take in the sense of community that defines this growing neighbourhood. With quick access to major roadways, you're seamlessly connected to the rest of the city; yet always feel grounded in your personal corner of calm and community. This home offers more than modern living; it provides a lifestyle built around connection, comfort, and convenience. Check out what life at the heart of Carrington feels like. Book your private tour today and make this exceptional condo your new home.