

420, 40 Carrington Plaza NW
Calgary, Alberta

MLS # A2208031

\$385,000

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|-----------|------------------------------------|--------|------------------|
| 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!