

# \$350,000 - 411, 40 Carrington Plaza Nw, Calgary

MLS® #A2192428

**\$350,000**

2 Bedroom, 2.00 Bathroom, 723 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

Well maintained and beautifully styled 2 bedroom, 2 bathroom TOP FLOOR SOUTH-FACING unit! The open concept floor plan is both beautiful and functional with WIDE PLANK FLOORING, a neutral colour pallet, QUARTZ COUNTERTOPS throughout and an abundance of NATURAL LIGHT. Culinary creativity is inspired in the gorgeous kitchen featuring a large QUARTZ ISLAND with casual seating, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS and an ENCLOSED PANTRY for extra storage. Clear sightlines into the living room provide great connectivity. Patio sliders lead to the BALCONY WITH A GAS LINE encouraging weekend barbeques with family and friends. Facing south, this great outdoor space is bathed in sunshine. The primary bedroom is a relaxing retreat with a spacious design, a large closet and a PRIVATE 4-PIECE ENSUITE with quartz countertops. A SECOND BEDROOM, A SECOND FULL BATHROOM AND IN-SUITE LAUNDRY with storage further add to your comfort and convenience. ACROSS THE STREET IS AN EXCELLENT PARK boasting a playground, basketball court, a skate park and lots of beautiful green space. SHOPS, RESTAURANTS AND AMENITIES ARE JUST AROUND THE CORNER. This master-planned community enjoys direct access to Stoney Trail making a trip downtown or a weekend escape to the mountains quick and easy. An extensive pathway system winds around wetlands with lookouts facing the



majestic Rocky Mountains along the way. A future school site and commercial centre will put education, restaurants, shops and employment opportunities at residents' doorsteps plus the future Green Line will connect Carrington to the city centre and beyond. This is your chance to own in a phenomenal up and coming neighbourhood!

Built in 2022

### Essential Information

MLS® #	A2192428
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	723
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	411, 40 Carrington Plaza Nw
Subdivision	Carrington
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1X7

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Off Street, Stall, Titled

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	BBQ gas line
Roof	Flat, Membrane
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 5th, 2025
Days on Market	60
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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