

**406, 40 Carrington Plaza NW**  
**Calgary, Alberta**

**MLS # A2160192**



**\$394,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	841 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Newly built in 2022, this two-bedroom, two full-bath south-facing condo is located on the top floor of the building with heated underground parking. The thoughtful layout places two bedrooms and two bathrooms on opposite sides of the living room, offering privacy. Both bedrooms have windows, and the living room opens to a door for easy outdoor access. This condo boasts an efficient design, with every space optimized for functionality. Enjoy luxury vinyl plank flooring, quartz countertops, and various upgrades. The master bedroom includes a walk-in closet and a 4-piece ensuite bathroom, while the second bedroom also has a walk-in closet and its own 4-piece bathroom. The unit features 9-foot ceilings, plus spacious balcony and one titled underground parking space. The condo is close to a beautiful park, perfect for relaxing walks, and within walking distance to a plaza with restaurants, McDonald's, Shell gas station, gym, pharmacy, doctor's office, No Frills, and more. With quick access to Stoney Trail and just 15 minutes from Calgary airport, this condo is available for quick possession. Don't miss out on this gem—book a showing today and discover why Carrington Plaza is a great place to call home.