

**420, 40 Carrington Plaza NW**  
**Calgary, Alberta**

**MLS # A2169844**



**\$389,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	837 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

This property is an ideal opportunity for first-time homebuyers and investors alike. It features two spacious bedrooms, two full bathrooms, and heated underground parking. Stunning high-end upgrades and appliances, bright light neutral color palette. The location offers easy access to a wide range of amenities just across the road. and the unit has direct access to Stoney Trail. Located in a prime area of Calgary, this apartment also features a large balcony, 9-foot ceilings, and a newly built area in Carrington NW. Don't miss the chance to become the owner of this beautiful and convenient unit! Currently tenanted until March 31, 2025 and tenant lease can be taken over. (Interested in Property management - please inquire)