



**415, 40 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2298830**



**\$389,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2022 (4 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 2 bedroom, 2 bathroom condo in Carrington NW, built by Cedarglen Living and offering over 1,080 sq ft of beautifully designed living space, titled underground parking, and peaceful community garden views. Located in one of Northwest Calgary's fastest-growing communities, this move-in ready condo combines modern finishes, a functional layout, and a unique outlook that truly sets it apart. Inside, you'll love the bright open-concept design featuring 9 ft ceilings, Low-E triple pane windows, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, and a highly sought-after split-bedroom layout. The beautifully appointed kitchen offers full-height cabinetry, quartz counters, a corner pantry, stainless steel appliances, and a large island with seating, making it ideal for entertaining, casual meals, or everyday living. The dining area flows seamlessly through sliding patio doors to the northeast-facing corner balcony with BBQ gas line, overlooking the beautifully maintained condo community garden. This peaceful outdoor space creates the perfect extension of the home for morning coffee, summer evenings, and relaxing views. The spacious living room is warm and inviting, while the split-bedroom floorplan places the bedrooms on opposite sides of the unit for maximum privacy—ideal for roommates, guests, downsizers, or a home office setup. The primary suite features its own private full ensuite, and the second bedroom is perfectly positioned beside the main bathroom. A generously sized laundry room with extra storage adds everyday convenience, and the home also includes one titled underground heated parking stall. Located in a pet-friendly Carrington NW condo complex, this home is steps from parks, pathways, shopping, restaurants, and quick access routes, all while offering the rare

charm of overlooking the condo's private community garden space. A fantastic opportunity for first-time buyers, investors, downsizers, or anyone looking for a modern 2 bed 2 bath condo in Carrington NW with underground parking and garden views.