



**304, 40 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2319124**



**\$419,900**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

ABSOLUTELY STUNNING CORNER UNIT WITH SUNNY SOUTH AND WEST FACING WINDOWS ALLOWING MAXIMUM NATURAL SUNLIGHT TO PERMATE THROUGH THIS HOME. Allow yourself to be surprised and delighted by the high quality finishes, the deluxe GOURMET kitchen featuring full height cabinetry, quartz countertops, sleek stainless appliances, custom delux lighting package, and so many details to appreciate. This home has a posh master suite with gorgeous ensuite, designer colour palette, fancy tile flooring and tiled shower in the master bathroom which is a retreat after a long bustling day in the city. HUGE BALCONY-TERRACE allows you to enjoy stunning views over the neighboring rooftops, enage in romantic conversation during late evenings and weekends. Second bedroom and bathroom for guests or additional family members. This home is special, unique in its location and orientation that affords privacy and serenity for those seeking solitude. Underground parking allows both security and protection from the elements. ARE YOU LOOKING FOR A BRIGHT, SUNNY HOME, WITH LUXURIOUS FINISHINGS AND THAT "JE NE SAIS QUOI" OR INDESCRIBABLE CHARM?? This is that place for charmed and discerning buyers seeking the best of the best in a NORTHWEST CARRINGTON ADDRESS. Wow! Wow,!Wow! This residence exudes elegance!