



**110, 40 Carrington Plaza NW
Calgary, Alberta**

MLS # A2319818



\$425,000

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,190 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: n/a

*** Exceptional Value – Aggressively priced \$25,000 below the last 3 Bedroom sale *** Welcome home, this is the one you have been waiting for! 3 Bedrooms, 2 Full bathrooms, 2 parking stalls (oversize, for the truck, or rent it out for extra income!), 2 Storage lockers, Central A/C, Main floor (private entrance), tons of upgrades! This feels more like a bungalow than a condo unit, as you enter, wide LVP flooring will lead you into an open concept space with plenty of windows flooding the property with natural light. The kitchen is a dream, with plenty of cupboard and counter space, stainless steel appliances, a large pantry, & a massive island with waterfall countertops. The spacious living/ dining area overlooks the south face patio/balcony, providing direct access to the unit from outside, perfect for walking Fido! The primary retreat offers enough space for the king bedrooms set and boasts a spa-like ensuite with upgraded shower, double sinks, and a large walk-in closet. The 2 additional bedrooms also provide plenty of space for guests or a work from home space. You’ll love the large laundry/ front closet storage area, conveniently located across from the second washroom. The two storage lockers are just down the hall, making easy access. Units like this don’t come up very often. All this in an unbeatable location surrounded by shopping, dining, parks, schools, and commuting is a breeze with quick access to Stoney and Deerfoot Trail and minutes to the airport! Give your favorite realtor a call to book a private viewing. Be sure to check out the 3D tour for a better look!