



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

118, 40 Carrington Plaza NW
Calgary, Alberta

MLS # A2233508



\$199,900

Division:	Carrington		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 203
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome into this bright, modern 1-bedroom condo, in a newer building offering 518 sqft of sleek living with 9 foot ceilings, luxury vinyl plank flooring, and high end finishes throughout. Thoughtfully designed with superior sound insulation lightweight concrete floors, fresh-air intake system, and Low-E triple pane windows, this unit stays cozy in winter with efficient electric baseboard heating and low utility bills. The open concept kitchen features stainless steel appliances, quartz countertops with eating bar, perfectly flowing into the inviting living space. A generous primary bedroom, full bathroom, and in-suite laundry provide comfort and convenience, while the expansive 146 sqft balcony with gas BBQ hookup extends your living outdoors. Ideally located steps from a playground and adjacent to Carrington plaza you also have effortless access to Stoney Trail and the airport. This turnkey condo is ideal for first time buyers or investors seeking a stylish, low maintenance home in the growing community of Carrington. Schedule your showing today!