

# \$489,500 - 103, 40 Carrington Plaza Nw, Calgary

MLS® #A2197820

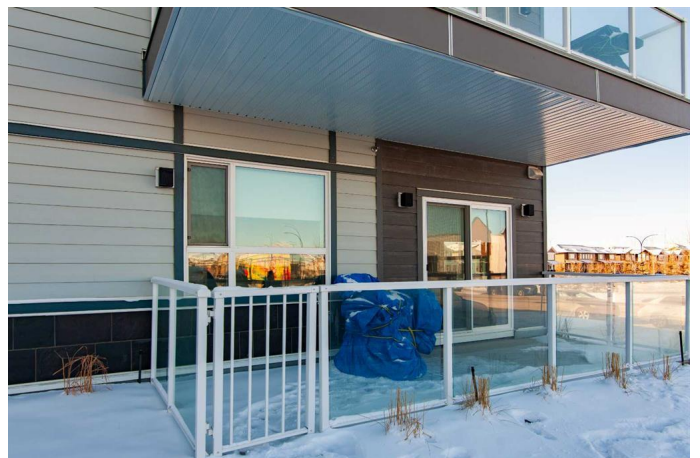
**\$489,500**

3 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

Experience the best this high end block has to offer. This Main Level Separate Entrance Extensively and Tastefully Upgraded 3 Bedroom large Condo offers you perhaps the most flexible and comfortable options for living in North Calgary. Brightly lit with natural light and located ideally for walkable access to all your daily needs, it features a separate, lockable and private entrance off the gated 126 sq ft Patio for quick access with no stairs involved to the 40 metre stroll to access the Mall area, the extensive and elaborate Play Structures/Park/Basket Ball court/Carrington Skate Park directly across the street, or effortlessly take the pets for a walk. This block allows up to 2-35kg Dogs. Inside this unit is luxurious and inviting with no upgrade overlooked it has 9' knockdown ceilings, Vinyl Plank flooring, up graded carpet/underlay and lighting to start. The heavily upgraded features of the Chef's Kitchen include - solid wood, all soft close cabinetry(top and bottom) added pot drawers, recycle centre, under cabinet lighting, better backsplash, Upgraded appliances include larger fridge with water/ice features and Convection/Air Fryer stove. All bedrooms and the very large living area include black out roller blinds for privacy with quiet and extra efficient triple pane windows throughout. The main area is also complimented with a luxurious tile feature wall for added character. All 3 bedrooms are large and flexible allowing for a full sized office if you choose. Passing the 4 piece bath and heading



down the hallway to the away from the living area's media-noise to the private master, you have both the automatically lit front closet and the upgraded Steam Washer/Dryer Laundry. The large quiet master itself has it's own also extensively upgraded 4 piece Ensuite featuring raised toilet and vanity for your comfort and convenience, soft close doors and added bank of soft close drawers as well as the upgraded larger Shower with it's better base and tiles. Through the Ensuite is your large master walk in closet. The titled underground parking space completes this beautiful, luxurious and comfortable property. This property can be purchased furnished if you would prefer for an additional cost. Call your favorite Realtor today to explore this original owner property for yourself, it doesn't disappoint!

Built in 2022

### Essential Information

MLS® #	A2197820
Price	\$489,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,273
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	103, 40 Carrington Plaza Nw
Subdivision	Carrington
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 1X7

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Separate Entrance
Appliances	Convection Oven, Garage Control(s), Microwave Hood Fan, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Private Entrance
Roof	Flat Torch Membrane
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 27th, 2025
Days on Market	77
Zoning	DC

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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