

\$480,000 - 103, 40 Carrington Plaza Nw, Calgary

MLS® #A2225275

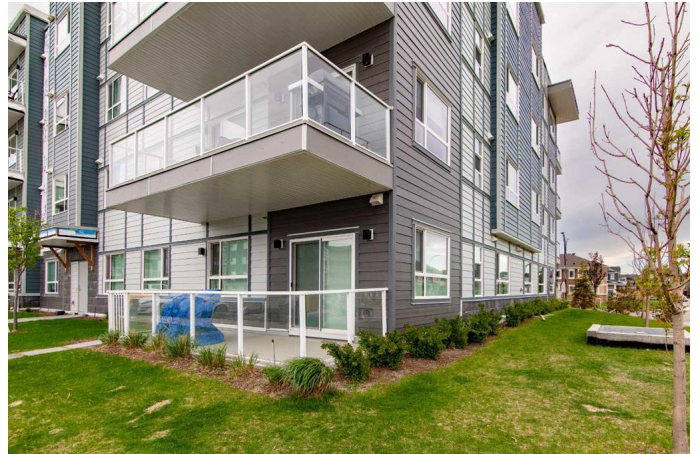
\$480,000

3 Bedroom, 2.00 Bathroom, 1,273 sqft

Residential on 0.00 Acres

Carrington, Calgary, Alberta

Live in this high end extensively upgraded home without any Stairs in your life and walking distance to absolutely everything you need Groceries, Daycare, Animal Hospital, Pharmacy, Walk in Clinic, Bakery, Shell, fast food, Restaurants, Extensive Playground, Basketball Court, Skate Park, literally everything you need less than 1/2 block away. This 3 bedroom home is as large a unit as you will find in the NW and includes a 120+ sq ft private Patio with a private Gate and your Separate Lockable Home Entrance. This home has virtually every upgrade, The Chef's Kitchen includes upgraded Soft Close Solid Wood Cabinetry top and bottom with an added recycling centre and Pot Drawers as well as an upgraded tile Backsplash, All Appliances are upgraded throughout including Larger Fridge with Water/Ice, Convection/Air Fryer Oven and Steam Washer/Dryer. Eat at the breakfast bar or dining area. The main living area is huge compared to anything else on the market and includes a matte finished ceramic tile Feature Wall and note the Upgraded 9' Knockdown Ceilings. All windows are Triple Pain for both your Comfort, Energy Savings and Sound Deadening with upgraded Black Out Blinds for your complete privacy anytime you want it in this brightly lit End Unit. Three large Bedrooms give you the flexibility to accommodate guests and/or use one as a large private Office all feature upgraded carpet and underlay. The Master Bedroom is as far a way from the living area as possible for your



quiet retreat and its Ensuite's upgrades include Double Quartz and Solid Wood Vanity raised for your comfort with added soft close drawers, Extended Tile in the Larger Shower and a large Walk in Closet. The heated Titled Parking spot in the underground parkade that keeps you warm and dry completes this large comfortable and extremely convenient home. This pet friendly complex allows for 2 dogs up to 35kg and the private gate off your balcony makes it easy for walks. You may be tired of the word "upgraded" but you won't get tired of living with all of it.

Built in 2022

Essential Information

MLS® #	A2225275
Price	\$480,000
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	Park, Visitor Parking
-----------	-----------------------

Parking Spaces	1
Parking	Parkade, Underground

Interior

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

Exterior

Exterior Features	Balcony, Private Entrance
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	34
Zoning	DC

Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.