

# \$495,000 - 103, 40 Carrington Plaza Nw, Calgary

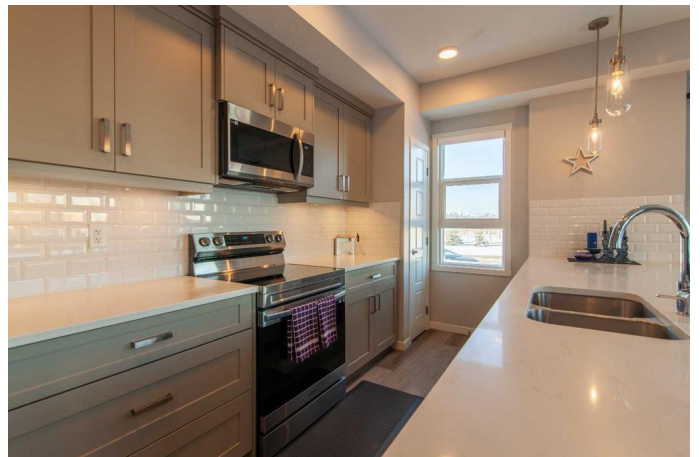
MLS® #A2197820

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,273 sqft  
Residential on 0.00 Acres

Carrington, Calgary, Alberta

\*\*\*\*OPEN HOUSE SATURDAY APRIL 12th  
12:00 - 2:00 pm\*\*\*\*, 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. 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	\$495,000
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 Visitor Parking  
Parking Spaces 1  
Parking Titled, Underground

### Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Closet Organizers, Separate Entrance  
Appliances Garage Control(s), Microwave Hood Fan, Convection Oven, 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 43  
Zoning DC

### Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.