\$397,000 - 316, 40 Carrington Plaza Nw, Calgary

MLS® #A2268505

\$397,000

2 Bedroom, 2.00 Bathroom, 965 sqft Residential on 0.00 Acres

Carrington, Calgary, Alberta

You will feel right at home in this newer condo built by Cedarglen Living Inc. Offering 965.24 sq.ft. RMS (1,043 sq.ft. builder size), this 2 bed, 2 bath unit features an open-concept layout that blends style and functionality with ease. From the moment you step inside, you'II notice the 9 ft ceilings, luxury vinyl plank flooring throughout (NO CARPET), and Low E triple pane windows that enhance comfort and energy efficiency. The expansive kitchen is beautifully appointed with full-height cabinetry, quartz countertops, upgraded pull-out recycling centre, upgraded bank of pot and pan drawers, white subway tile backsplash, corner pantry, and stainless steel appliances: including an upgraded slide-in electric range, chimney hood fan, and built-in microwave. The island with seating overlooks the spacious living room, creating an inviting space for entertaining or cozy movie nights. The two bedrooms are thoughtfully positioned on opposite sides of the home for maximum privacy. The primary suite features its own full ensuite, while the second bedroom has easy access to the main bathroom perfect for guests, roommates, or a home office setup. Air conditioning is included, ensuring comfort year round. A generous laundry and storage room adds everyday convenience. The home also includes one 1 titled underground parking stall and 2x side by side storage lockers, providing ample space for your belongings. Enjoy evenings on the WEST facing balcony, complete with a BBQ gas line. This pet friendly







complex is ideally located across from a beautiful park and green space, with a variety of nearby amenities just steps away.

Built in 2022

Essential Information

MLS® # A2268505 Price \$397,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 965
Acres 0.00
Year Built 2022

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 316, 40 Carrington Plaza Nw

Subdivision Carrington
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1X7

Amenities

Amenities None Parking Spaces 1

Parking Stall, Titled, Underground

Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home,

Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Granite

Counters, Soaking Tub

Appliances Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator,

Wall/Window Air Conditioner, Washer/Dryer, Window Coverings

Heating Baseboard, Electric

Cooling Wall Unit(s)

of Stories 4

Exterior

Exterior Features Other

Construction Concrete, Wood Frame

Additional Information

Date Listed November 6th, 2025

Days on Market 1

Zoning DC

HOA Fees 100

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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