

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

MLS® #A2268505

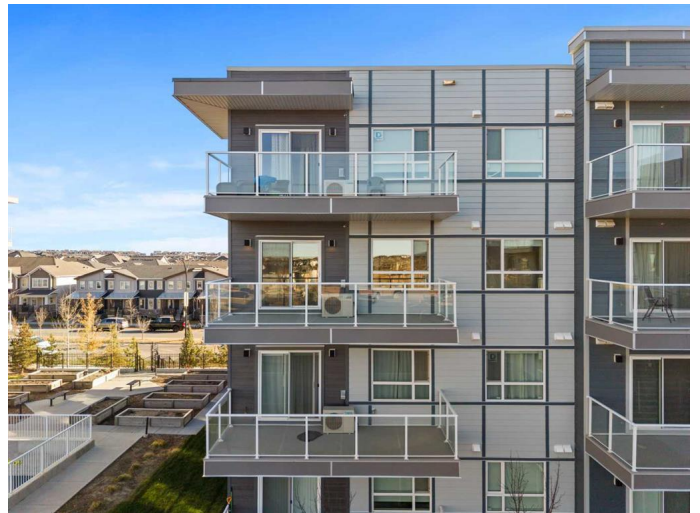
\$397,000

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'll 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	9
Zoning	DC
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.