



## 40 Carrington Circle Calgary Alberta

\$339,000

Gorgeous, like-new 2 bedroom, 2 bathroom unit with a sunny south-facing balcony! Incredibly located across the street from an outstanding park with a playground, basketball court, skate park and more, plus mere steps to a large variety of shopping and dining options. Then come home to a quiet sanctuary. This beautifully designed unit is freshly painted and stylish yet functional featuring wide plank flooring, a designer style and endless natural light throughout the day. The kitchen is a chef's dream with quartz countertops, stainless steel appliances, full-height cabinets, and a large breakfast bar island where you can gather. Sit back and relax in the inviting living room bathed in south-facing sunshine. Adjacently, the sunshine-filled balcony has a gas line encouraging casual barbeques or simply unwind soaking up the sun and fresh air on this wonderful outdoor space. Both bedrooms are spacious and bright with their own 4-piece bathrooms with all tiled bath. In-suite laundry and titled parking further add to your comfort. This exceptional community has it all - beautiful pathways and wetlands, excellent amenities, a future school site and easy access to Stoney Trail when you need to leave the neighbourhood. (id:6769)

Foyer 3.67 M x 4.25 M

Other 14.17 M x 13.08 M

Living room 12.42 M x 12.58 M

Other 6.75 M x 13.42 M

Laundry room 3.25 M x 8.17 M

Primary Bedroom 9.92 M x 11.17 M

Bedroom 8.58 M x 10.58 M

4pc Bathroom 8.42 M x 5.00 M

4pc Bathroom 8.42 M x 5.08 M

Listing Presented By:



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