

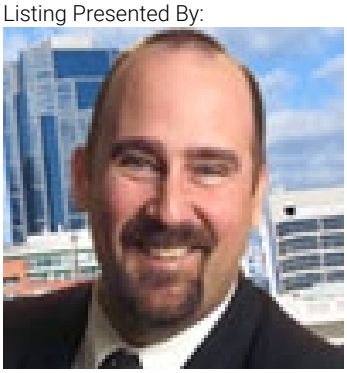

# 40 Carrington Circle Calgary Alberta

$349,900

Welcome to this beautifully maintained and stylishly appointed top-floor, south-facing 2-bedroom, 2-bathroom home, perfectly blending modern design with everyday comfort. The bright, open-concept layout features wide-plank flooring, a sophisticated neutral palette, quartz countertops, and an abundance of natural light. The gourmet kitchen impresses with a generous quartz island, casual seating, stainless steel appliances, full-height cabinetry, and an enclosed pantry. Seamless flow into the living area creates an inviting space for entertaining, while patio doors open to a sunny south-facing balcony complete with a gas line for effortless summer BBQs. The spacious primary retreat offers a large closet and elegant 4-piece ensuite with quartz finishes. A second bedroom, full bathroom, and convenient in-suite laundry provide exceptional functionality. Enjoy a fantastic park directly across the street, plus nearby shops, restaurants, pathways, and easy Stoney Trail access. With future schools, commercial amenities, and Green Line connectivity planned, this is an exceptional opportunity in one of Calgary's most exciting emerging communities. (id:6769)

4pc Bathroom 5.08 Ft x 8.42 Ft
4pc Bathroom 4.92 Ft x 8.42 Ft
Bedroom 10.58 Ft x 8.58 Ft
Kitchen 13.17 Ft x 13.83 Ft
Living room 12.58 Ft x 12.42 Ft
Primary Bedroom 11.17 Ft x 9.92 Ft

Listing Presented By:



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