



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CARRINGTON Plaza #406, Calgary T3P 1X6**

MLS® #: **A2112922** Area: **Carrington** Listing Date: **03/07/24** List Price: **\$399,900**  
Status: **Pending** County: **Calgary** Change: **-\$23k, 18-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **842**  
Low Sqft:  
Ttl Sqft: **842**

DOM

**74**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Few Trees,Landscaped,Paved**  
Park Feat: **Underground**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Concrete,Mixed,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Washer**  
Int Feat: **Elevator,Kitchen Island,No Animal Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Level 4</b>	<b>12`0" x 11`1"</b>	<b>Kitchen</b>	<b>Level 4</b>	<b>16`0" x 12`4"</b>
<b>Laundry</b>	<b>Level 4</b>	<b>8`4" x 6`11"</b>	<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>11`11" x 9`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Level 4</b>	<b>8`8" x 5`1"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>8`10" x 7`11"</b>	<b>Walk-In Closet</b>	<b>Level 4</b>	<b>8`4" x 6`6"</b>
<b>Balcony</b>	<b>Level 4</b>	<b>11`6" x 6`7"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$329

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2210814

Remarks

Pub Rmks:

**Welcome to 80 Carrington Plaza by Cedarglen living Inc! This spacious 2-bedroom, 2-bathroom unit on the 4th floor features an open floor plan with an extensive island, large bright windows, 9-foot ceilings, with stainless-steel finished state of the art appliances, designer cabinets, sleek wide plank laminate flooring, quartz countertops - it's everything you need to enjoy the low maintenance condo lifestyle. The balcony comes equipped with a barbecue line with an East-West view range. This unit has an underground parking and storage locker space available. Also enjoy relaxing walks in the beautiful park and pond close to the building. Close proximity to lots of restaurants, grocery stores and quick and easy access to Stoney Trail and Calgary airport. Book a showing today and come find out what makes Carrington Plaza a great place to call home!**

Inclusions:

**NONE**

Property Listed By:

**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













