



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CARRINGTON Plaza #311, Calgary T3P 1X6**

MLS® #: **A2119837** Area: **Carrington** Listing Date: **04/04/24** List Price: **\$379,900**  
Status: **Active** County: **Calgary** Change: **-\$20k, 23-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: **724**  
Low Sqft:  
Ttl Sqft: **724**

DOM

**45**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,Lighting,Playground,Private Entrance**

Construction: **Concrete,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`9" x 12`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 8`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>2`8" x 1`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`0" x 6`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 15`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 3`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 4`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$289** Title: **Fee Simple** Zoning: **DC**  
Fee Freq: **Monthly**

Legal Desc:	2210814	Remarks
Pub Rmks:	<b>Discover Luxury Living in Carrington - Your Dream Condo Awaits! Well kept 2022 year built, This exquisite 2-bedroom, 2-bathroom on the 3rd floor with open floor plan, 9' ceilings, LVP flooring through-out, kitchen with stainless steel appliances and quartz counter-tops, electric baseboard heating, laundry in unit, BBQ gas line on the balcony and much more. Spacious Master bedroom with walk-in closet and 4-pc ensuite, Second good size Bedroom and another 4-pc common bath. Pet friendly Complex close to all the amenities, located across from a beautiful park, green space, lots of restaurants, grocery stores, quick and easy access to Stoney Trail. Don't miss the opportunity to make this dream condo your own. Schedule your viewing today and step into the lifestyle you deserve!</b>	
Inclusions:	None	
Property Listed By:	Five Star Realty	

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





