



THE
A-TEAM

**RE/MAX
FIRST**

80 CARRINGTON Plaza #205, Calgary T3P 1X6

MLS® #: **A2121885** Area: **Carrington** Listing Date: **04/12/24** List Price: **\$315,000**
Status: **Active** County: **Calgary** Change: **-\$10k, 13-May** 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: **584**
Low Sqft:
Ttl Sqft: **584**

DOM

37

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Quartz Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`7" x 13`9"	Kitchen	Main	8`10" x 14`0"
Bedroom	Main	10`10" x 9`1"	Walk-In Closet	Main	4`10" x 4`3"
4pc Bathroom	Main	8`4" x 5`0"	Laundry	Main	8`2" x 7`6"

Legal/Tax/Financial

Condo Fee: **\$237** Title: **Fee Simple** Zoning: **DC**
Fee Freq:

Legal Desc:	2210814	Monthly	Remarks
Pub Rmks:	Back on market due to financing. Welcome to your new home at 80 Carrington Plaza by Cedarglen Living! This bright and spacious 1 bed + 1 bath unit, complete with 1 titled underground parking space and over 580 sq ft living space, is a MUST SEE! Step into an open floor plan adorned with 9' ceiling, luxury vinyl plank flooring throughout (no carpet), modern black fixtures. Huge island with quartz countertops in the upgraded kitchen, equipped with stainless steel appliances, a built-in dining area, ample storage, and a pantry. Large, bright windows, an HRV fresh air system and an air conditioner ensure comfort year-round, complemented by a spacious bedroom with a walk-in closet. For barbecue lovers, the spacious balcony boasts a pre-installed gas line. Well-managed complex and pet-friendly up to 2 pets allowed with board approval. Convenient access to a nearby plaza hosting restaurants, grocery stores, a gym, medical facilities, a pharmacy, a dentist, and various other convenient merchants. Enjoy quick and easy access to Stoney Trail; just a 15-minute drive from the Calgary airport. Schedule a viewing today and experience what makes Carrington Plaza a great place to call home!		
Inclusions:	None		
Property Listed By:	2% Realty		

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







