



THE
A-TEAM

**RE/MAX
FIRST**

40 CARRINGTON Plaza #104, Calgary T3P 1X7

MLS® #: **A2141671** Area: **Carrington** Listing Date: **06/14/24** List Price: **\$429,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,022**
 Low Sqft:
 Ttl Sqft: **1,022**

DOM

106
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: Heating: **Baseboard** Construction: **Brick,Concrete,Vinyl Siding**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Playground,Rain Gutters** Flooring: **Carpet,Tile,Vinyl**
 Kitchen Appl: **Electric Stove,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave Hood Fan,Window Coverings** Water Source:
 Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)** Fnd/Bsmt:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`2" x 10`1"	Kitchen	Main	12`7" x 9`0"
Dining Room	Main	12`5" x 12`1"	Bedroom - Primary	Main	12`6" x 8`6"
Walk-In Closet	Main	8`7" x 5`2"	4pc Ensuite bath	Main	8`7" x 8`2"
Bedroom	Main	9`8" x 8`8"	4pc Bathroom	Main	8`0" x 5`6"
Foyer	Main	9`5" x 4`4"	Laundry	Main	8`0" x 3`2"

Balcony	Main	19`6" x 6`11"	Legal/Tax/Financial
Condo Fee: \$406		Title: Fee Simple Fee Freq: Monthly	Zoning: DC
Legal Desc:	2210814		Remarks
Pub Rmks:	<p>Experience the perfect blend of style and convenience in this bright corner unit condo, featuring 2 bedrooms and 2 bathrooms. The open floor plan is bathed in natural light from numerous windows and showcases a large island kitchen with a pantry, stainless steel appliances, quartz countertops, and soft-close drawers. The primary suite offers a luxurious retreat with a double sink vanity and an expansive walk-in closet. Enjoy the spacious balcony, perfect for grilling with its gas BBQ hookup, or take leisurely walks in the nearby park and pond. This condo is ideally located just steps from transit and minutes from the Calgary airport, surrounded by a variety of amenities such as restaurants, grocery stores, gyms, and medical services. Additional conveniences include an in-suite laundry room with extra storage. With quick access to Stoney Trail, Costco & the airport this home offers a vibrant lifestyle in an unbeatable location. This suite is a must see!</p>		
Inclusions:	N/A		
Property Listed By:	Royal LePage Noralta		

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