



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 CARRINGTON Plaza #208, Calgary T3P 1X7**

MLS®#: **A2156923**      Area: **Carrington**      Listing Date: **08/12/24**      List Price: **\$379,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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:

**Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **832**  
 Low Sqft:  
 Ttl Sqft: **832**

DOM

**37**  
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,Electric**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 12`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`5" x 6`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 11`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`3" x 6`5"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$339**

**Fee Simple**

**DC**

Fee Freq:

**Monthly**

Legal Desc: **2210814**

Remarks

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Pub Rmks: **You will feel right at home in this newer, Cedarglen Living Inc. built, 832.63RMS sq.ft. (900 sq.ft. builder size) 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring throughout (NO CARPET), Low E triple glazed windows, electric baseboard heating, BBQ gas line on the SOUTH FACING BALCONY. The kitchen is expansive and features a pantry, white subway tile backsplash, full height cabinets, quartz counters, and S/S appliances. Peering over the island with eating area is the spacious living room, perfect for movie nights and entertaining. The 2 bedrooms are located on opposite sides of the home for maximum privacy and noise reduction. Large laundry & storage closet is well planned out, definitely a must see. 1 titled UNDERGROUND parking stall. Strategically located across from a beautiful park, green space and so many more bespoke amenities. PET FRIENDLY COMPLEX.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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