



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

102
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
4pc Bathroom	Main	8`7" x 5`1"	4pc Ensuite bath	Main	8`10" x 7`10"
Bedroom - Primary	Main	11`11" x 9`1"	Bedroom	Main	10`8" x 8`11"
Kitchen	Main	16`1" x 12`4"	Laundry	Main	8`5" x 6`11"
Living Room	Main	11`11" x 11`0"	Walk-In Closet	Main	8`3" x 6`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$339

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2210814

Remarks

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.**

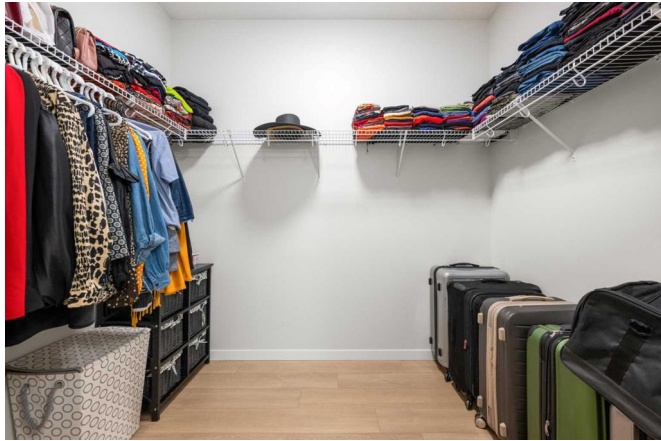
Inclusions: N/A
Property Listed By: Real Broker

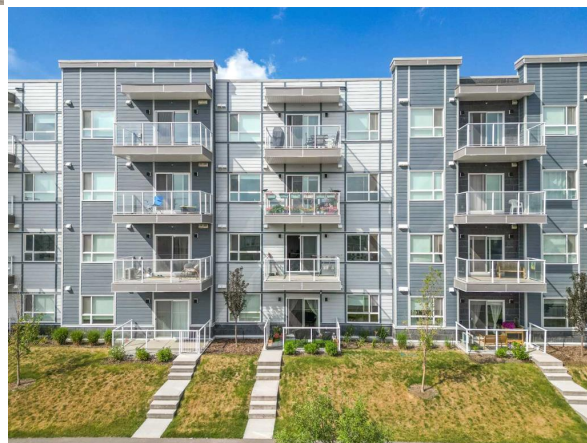
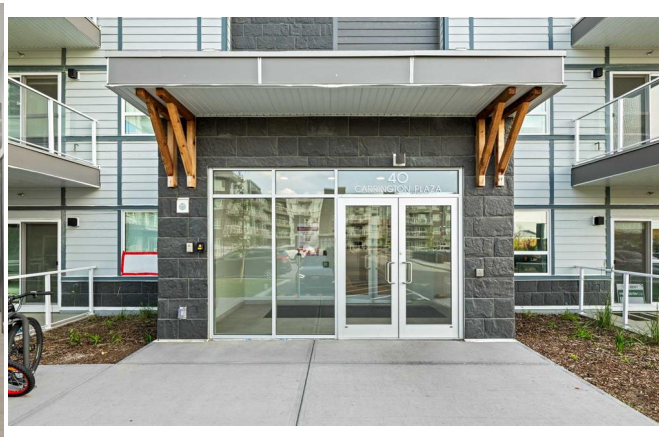
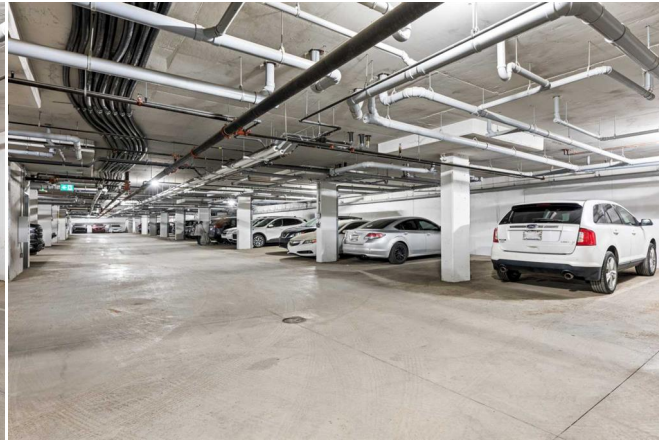
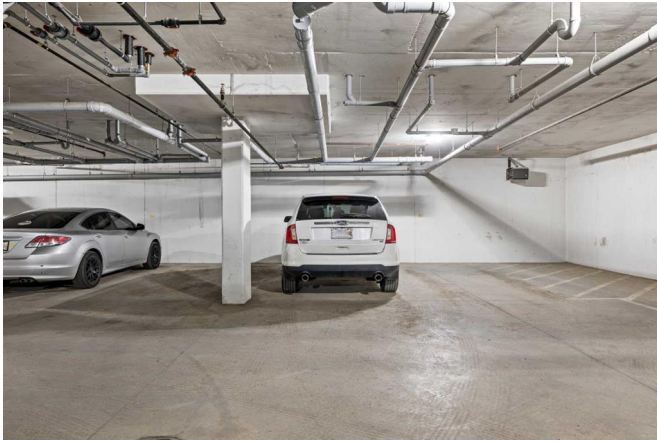
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

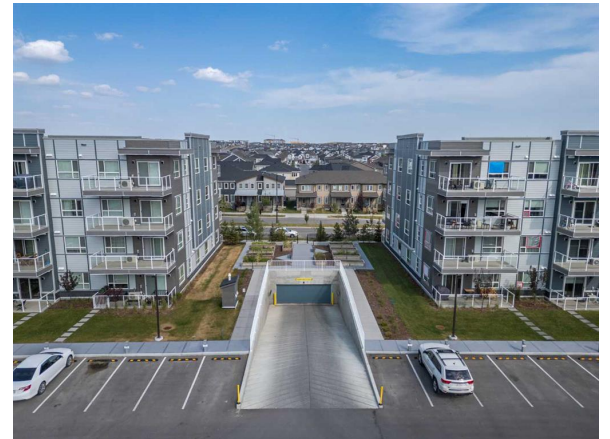












208-40 Carrington Plz, Calgary, AB

Main Floor Interior Area 832.03 sq ft



PREPARED 2024/01/11



While figures are included from total floor area in G.S.D.E. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.