



THE
A-TEAM

**RE/MAX
FIRST**

80 CARRINGTON Plaza #412, Calgary T3P 1X6

MLS®#: **A2159351** Area: **Carrington** Listing **08/21/24** List Price: **\$429,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$6k, 18-Sep** 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: **Stall, Titled, Underground**

Finished Floor Area
 Abv Sqft: **1,084**
 Low Sqft:
 Ttl Sqft: **1,084**

DOM
28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Central** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Open Floorplan, Pantry, Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 5`6"	4pc Ensuite bath	Main	8`8" x 8`3"
Bedroom	Main	12`2" x 14`1"	Foyer	Main	9`6" x 5`1"
Kitchen	Main	15`3" x 15`1"	Laundry	Main	7`11" x 6`9"
Living Room	Main	13`0" x 10`6"	Bedroom - Primary	Main	14`5" x 12`1"
Walk-In Closet	Main	9`9" x 6`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$434

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: **2210814**

Remarks

Pub Rmks: **Experience the ultimate in NW Calgary, in this Corner, Top floor, Modern and conveniently located unit. Nestled in a well-maintained apartment building, this unit offers a spacious and Open floor plan, featuring a welcoming foyer, a Spacious living area opening to a great view from the Balcony. The kitchen is equipped with Modern Stainless Steel Appliances, a well sized in-unit laundry room, a Primary Bedroom with a huge walk-in closet and a 4pc ensuite bathroom is a great feature for the this Apartment Living. Another Walk in Closet, 4pc bath with Tiles up to ceiling and Secondary Bedroom are perfect for Kids or your Guests. Enjoy the convenience of two elevators, including one located near the apartment with mailboxes by the entrance. Your own designated parking spot is included, providing hassle-free parking. Nestled in a well-maintained apartment building, you'll have easy access to nearby Parks, Playgrounds, Schools, and Shopping centers, Optometrist, Physiotherapist, Kumon, Ice cream parlour, McDonald's, Gas Station etc. The unit's prime location offers a comfortable and convenient lifestyle. Take advantage of the surrounding amenities, including sidewalks, streetlights, and walking/bike paths, perfect for exploring the neighborhood.**

Inclusions: **none**
Property Listed By: **CIR Realty**

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







