

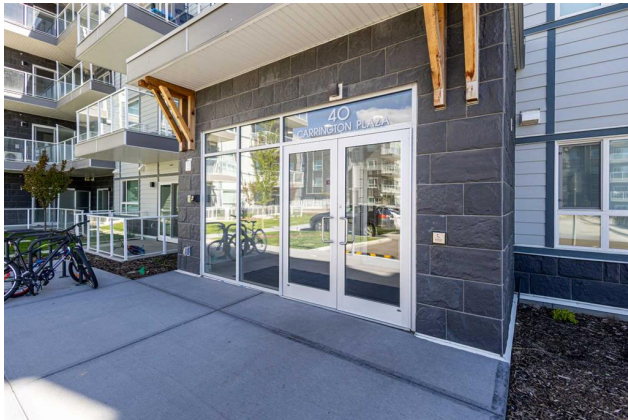


THE
A-TEAM

**RE/MAX
FIRST**

40 CARRINGTON Plaza #206, Calgary T3P1X7

MLS® #: **A2159983** Area: **Carrington** Listing Date: **08/22/24** List Price: **\$385,000**
 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: **Underground**

Finished Floor Area

Abv Sqft: **839**
 Low Sqft:
 Ttl Sqft: **839**

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer**
 Int Feat: **Kitchen Island, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`2" x 11`11"	Bedroom	Main	9`0" x 9`10"
4pc Ensuite bath	Main	8`10" x 9`10"	4pc Bathroom	Main	5`1" x 8`5"
Kitchen With Eating Area	Main	9`0" x 16`1"	Laundry	Main	8`4" x 6`11"
Balcony	Main	6`7" x 11`2"	Living Room	Main	11`0" x 11`1"
Foyer	Main	4`2" x 3`5"	Walk-In Closet	Main	6`6" x 8`5"
Walk-In Closet	Main	4`6" x 4`2"			

Legal/Tax/Financial

Condo Fee:
\$339

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2210814**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Carrington, Calgary. This exquisite 2-bedroom condo apartment perfectly marries modern luxury with everyday convenience, offering a truly exceptional living experience. As you step inside, you'll be greeted by the spacious and elegantly designed interior. The primary bedroom is a sanctuary of comfort, featuring a luxurious ensuite 4-piece bathroom and a very spacious walk-in closet. The second bedroom also offers a generous walk-in closet and, like the primary bedroom, boasts large windows that fill the room with natural light and provide beautiful views of the community. The second bathroom is a well-appointed 3-piece space with a tub, perfect for relaxing after a long day. Throughout the bedrooms, kitchen, and living areas, lovely vinyl plank flooring adds a touch of sophistication and warmth. The bathrooms and the laundry room, on the other hand, are adorned with bright, beautiful tiles that enhance the overall aesthetic. The kitchen is a chef's delight, equipped with state-of-the-art stainless steel appliances that make meal preparation a joy. Adjacent to the kitchen, the very spacious laundry room offers additional storage and can easily double as a linen room, providing extra functionality and convenience. Step out onto the balcony and enjoy the stunning view of the area. With a natural gas barbecue line, this space is perfect for entertaining guests or enjoying a quiet evening outdoors. An assigned underground parking stall adds to the convenience, ensuring your vehicle is safe and secure. Strategically located, this condo is within walking distance to a beautiful park and a bustling plaza. You'll find a variety of businesses offering essential services, including restaurants, dining options, a Shell gas station, a gym, a pharmacy, and other lifestyle needs, all just a short stroll away. Experience the perfect blend of comfort, modernity, and convenience in this Carrington gem. Book a showing today and see for yourself why this stunning condo is the perfect place to call home.**

Inclusions: **N/A**
Property Listed By: **D Gees Realty Inc.**

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