



THE
A-TEAM

**RE/MAX
FIRST**

40 CARRINGTON Plaza #406, Calgary T3P 1X7

MLS® #: **A2160192** Area: **Carrington** Listing Date: **09/06/24** List Price: **\$399,900**
 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: **Underground**

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Baseboard,Electric** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Baseboard,Electric** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Playground** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`2" x 11`11"	Bedroom	Main	9`0" x 9`10"
Living Room	Main	11`2" x 11`11"	Laundry	Main	6`4" x 9`10"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$339

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **2210814**

Remarks

Pub Rmks: **Newly built in 2022, this two-bedroom, two full-bath south-facing condo is located on the top floor of the building with heated underground parking. The thoughtful layout places two bedrooms and two bathrooms on opposite sides of the living room, offering privacy. Both bedrooms have windows, and the living room opens to a door for easy outdoor access. This condo boasts an efficient design, with every space optimized for functionality. Enjoy luxury vinyl plank flooring, quartz countertops, and various upgrades. The master bedroom includes a walk-in closet and a 4-piece ensuite bathroom, while the second bedroom also has a walk-in closet and its own 4-piece bathroom. The unit features 9-foot ceilings, plus spacious balcony and one titled underground parking space. The condo is close to a beautiful park, perfect for relaxing walks, and within walking distance to a plaza with restaurants, McDonald's, Shell gas station, gym, pharmacy, doctor's office, No Frills, and more. With quick access to Stoney Trail and just 15 minutes from Calgary airport, this condo is available for quick possession. Don't miss out on this gem—book a showing today and discover why Carrington Plaza is a great place to call home.**

Inclusions: **None**
Property Listed By: **C-Luxury Realty Ltd.**

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