



THE
A-TEAM

**RE/MAX
FIRST**

40 CARRINGTON Plaza #212, Calgary T3P 1X7

MLS® #: **A2160273** Area: **Carrington** Listing Date: **08/25/24** List Price: **\$447,000**
 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: **1,094**
 Low Sqft:
 Ttl Sqft: **1,094**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: Construction: **Concrete, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line, Lighting, Playground, Storage** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 8`2"	Bedroom - Primary	Main	12`0" x 10`8"
Balcony	Main	16`0" x 6`9"	Living Room	Main	10`7" x 12`6"
Bedroom	Main	9`5" x 12`2"	Kitchen	Main	15`1" x 13`2"
Dining Room	Main	10`7" x 6`9"	4pc Ensuite bath	Main	8`4" x 8`8"

Legal/Tax/Financial

Condo Fee: **\$434** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **2210814**

Remarks

Pub Rmks: **Welcome to your new home at 40 Carrington Plaza by Cedarglen Living. This bright and spacious 2 beds+ 2 baths CORNER unit with tons of natural light complete with TWO titled underground parking spaces (#78 AND #79) in the heated underground parkade and over 1094 sqft living space, is a MUST SEE! Step into an open floor plan adorned with a 9' ceiling, and luxury vinyl plank flooring throughout the kitchen and living room. Every detail has been thoughtfully chosen to enhance your comfort and style. Stainless steel appliances, Quartz Countertops, Soft close drawers to the kitchen, Stainless steel under-mount sink with pull-down faucet, and many more updates. Stay comfortable year-round with air conditioning. Additional conveniences include an in-suite sizeable laundry room and extra storage room. Adjacent to the living space is also a great-sized master bedroom featuring a large vinyl window, with a full 4pc ensuite with upgrades and a LARGE-sized walk-in closet. Another generous-sized bedroom with a walk-in closet is next to another 4 pc upgraded bathroom. This unit also boasts a spacious balcony with a BBQ gas hookup. Enjoy relaxing walks in the beautiful park and pond close by. Walking distance to the plaza with restaurants, grocery stores, gym, medical, pharmacy, dentist, and many convenient merchants to enjoy. Quick and easy access to Stoney Trail and 15 minutes from the Calgary airport. A large park and skatepark are also only a walking distance away to enjoy! Book a private showing today and step into the lifestyle you deserve!**

Inclusions: **None**
Property Listed By: **Homecare Realty Ltd.**

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