



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CARRINGTON Plaza #311, Calgary T3P 1X6**

MLS® #: **A2168900**      Area: **Carrington**      Listing Date: **10/17/24**      List Price: **\$359,999**  
 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: **Plug-In,Stall,Titled**

Finished Floor Area

Abv Sqft: **726**

Low Sqft:

Ttl Sqft: **726**

DOM

**65**

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: **Central**  
 Sewer:  
 Ext Feat: **Balcony,Lighting,Playground,Private Entrance**

Construction:  
**Concrete,Wood Frame**

Flooring:  
**Carpet,Vinyl**

Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Elevator,No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 13`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 8`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 8`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`5"</b>

Legal/Tax/Financial

Condo Fee: **\$289**  
 Title: **Fee Simple**  
 Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 2210814

Remarks

Pub Rmks: **Welcome to luxury living in the prestigious community of Carrington! This upgraded 2-bedroom, 2-bathroom condo, located on the 3rd floor, offers an exceptional blend of style and comfort in a vibrant, growing neighborhood. As you step inside, you'll be welcomed by 9-foot high ceilings and an open-concept layout, enhanced by upgraded flooring and bathrooms. The stunning kitchen is a highlight, featuring elegant cabinets, soft-close drawers, and sleek stainless steel appliances. The grand standalone island, adorned with beautiful quartz countertops, complements your very own pantry, making it a chef's dream. The spacious living room is bathed in natural light, the convenient sliding door that opens to your private balcony—perfect for relaxing or entertaining while enjoying unobstructed views. The master bedroom boasts a large vinyl window and a luxurious 4-piece ensuite with upgrades, along with a full-size closet. An additional generously-sized bedroom with its own closet is located near the entrance, alongside another upgraded 4-piece bathroom. You'll appreciate the convenience of a sizeable laundry room equipped with both a washer and dryer. The building offers a community garden, and you'll find a plaza nearby with No Frills, restaurants, medical facilities, a dentist, a gym, and a spa. Plus, a large park and skatepark are just a short walk away! With quick access to Stoney Trail, this condo perfectly combines luxury and convenience. Don't miss this incredible opportunity—call or text today to schedule your viewing!**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







