



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 CARRINGTON Plaza #420, Calgary T3P 1X7**

MLS® #: **A2169844**      Area: **Carrington**      Listing Date: **10/02/24**      List Price: **\$389,900**  
 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: **Stall,Underground**

Finished Floor Area

Abv Sqft: **836**  
 Low Sqft:  
 Ttl Sqft: **836**

DOM

**80**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Baseboard,Electric**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`4" x 6`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`10" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`7" x 7`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`1" x 12`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 6`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`2" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 9`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 8`4"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$338

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 2210814

Remarks

Pub Rmks: **This property is an ideal opportunity for first-time homebuyers and investors alike. It features two spacious bedrooms, two full bathrooms, and heated underground parking. Stunning high-end upgrades and appliances, bright light neutral color palette. The location offers easy access to a wide range of amenities just across the road, and the unit has direct access to Stoney Trail. Located in a prime area of Calgary, this apartment also features a large balcony, 9-foot ceilings, and a newly built area in Carrington NW. Don't miss the chance to become the owner of this beautiful and convenient unit! Currently tenanted until March 31, 2025 and tenant lease can be taken over. (Interested in Property management - please inquire)**

Inclusions: N/A  
Property Listed By: Real Broker

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



