



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CARRINGTON Plaza #116, Calgary T3P 1X6**

MLS® #: **A2177197**      Area: **Carrington**      Listing Date: **11/04/24**      List Price: **\$415,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 24-Nov**      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: **965**  
 Low Sqft:  
 Ttl Sqft: **965**

DOM

**47**  
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**

Construction: **Brick, Concrete, Vinyl Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, See Remarks, Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`7" x 7`9"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`8" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 14`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 13`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 12`5"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`7" x 5`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$384**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2210814**

Remarks

Pub Rmks: **Price Reduced! Cedarglen Living Inc. built, 965.58 RMS sqft (1033 sqft builder size) Experience condo living at its finest featuring 2 bedrooms, 2 bathrooms, 2 storage lockers and underground parking. Numerous upgrades throughout this unit which features an upgraded appliance Package, quartz counter tops, soft close drawers, Luxury vinyl plank throughout, air conditioning, blackout roller blinds and the list goes on. The primary suite offers double sink vanity and a great size walk in closet. Enjoy the functionality of this main floor corner unit with a west facing patio with gas BBQ hookups. Extremely convenient for pet owners and taking out the garbage. This unit comes with 2 assigned storage lockers conveniently located down the hall. Absolutely one of the most popular floor plans in the complex with windows on both the south and west side bringing in an abundance of natural sunlight. Walking distance to all amenities, parks and walking paths with quick access to Stoney Trail. Do not miss out on this exceptionally well kept unit and discover why Carrington Plaza is an amazing place to call home! This is an ideal opportunity for first time buyers or investors.**

Inclusions: **N/A**  
Property Listed By: **Greater Property Group**

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







