



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 CARRINGTON Plaza #411, Calgary T3P 1X7**

MLS® #: **A2177243**      Area: **Carrington**      Listing Date: **11/06/24**      List Price: **\$354,900**  
 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: **Off Street,Stall,Titled**

Finished Floor Area

Abv Sqft: **723**  
 Low Sqft:  
 Ttl Sqft: **723**

DOM

**87**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Flat,Membrane**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 13`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`1" x 3`3"</b>	<b>Balcony</b>	<b>Main</b>	<b>13`4" x 6`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 8`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$288

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 2210814

Remarks

Pub Rmks: **Well maintained and beautifully styled 2 bedroom, 2 bathroom TOP FLOOR SOUTH-FACING unit! The open concept floor plan is both beautiful and functional with WIDE PLANK FLOORING, a neutral colour pallet, QUARTZ COUNTERTOPS throughout and an abundance of NATURAL LIGHT. Culinary creativity is inspired in the gorgeous kitchen featuring a large QUARTZ ISLAND with casual seating, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETS and an ENCLOSED PANTRY for extra storage. Clear sightlines into the living room provide great connectivity. Patio sliders lead to the BALCONY WITH A GAS LINE encouraging weekend barbeques with family and friends. Facing south, this great outdoor space is bathed in sunshine. The primary bedroom is a relaxing retreat with a spacious design, a large closet and a PRIVATE 4-PIECE ENSUITE with quartz countertops. A SECOND BEDROOM, A SECOND FULL BATHROOM AND IN-SUITE LAUNDRY with storage further add to your comfort and convenience. ACROSS THE STREET IS AN EXCELLENT PARK boasting a playground, basketball court, a skate park and lots of beautiful green space. SHOPS, RESTAURANTS AND AMENITIES ARE JUST AROUND THE CORNER. This master-planned community enjoys direct access to Stoney Trail making a trip downtown or a weekend escape to the mountains quick and easy. An extensive pathway system winds around wetlands with lookouts facing the majestic Rocky Mountains along the way. A future school site and commercial centre will put education, restaurants, shops and employment opportunities at residents' doorsteps plus the future Green Line will connect Carrington to the city centre and beyond. This is your chance to own in a phenomenal up and coming neighbourhood! \*\*Final underground parking stall for sale by the developer for \$7k+GST, to be confirmed by buyer.\*\***

Inclusions: none  
Property Listed By: eXp Realty

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







