

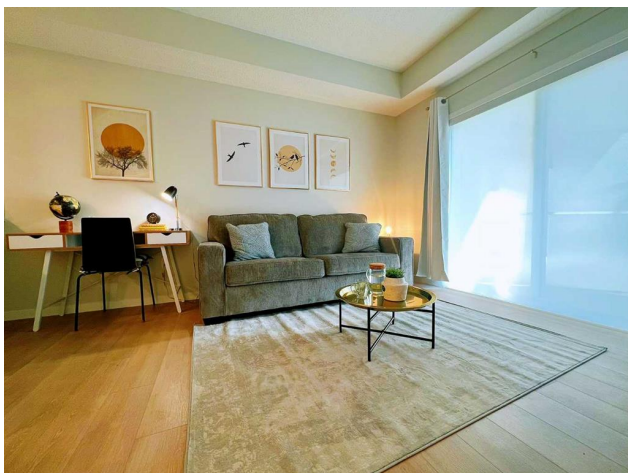


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CARRINGTON Plaza #120, Calgary T3P1X6**

MLS® #: **A2177437**      Area: **Carrington**      Listing Date: **11/04/24**      List Price: **\$275,000**  
 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:

Finished Floor Area  
 Abv Sqft: **515**  
 Low Sqft:  
 Ttl Sqft: **515**

**Parkade, Underground**

DOM

**47**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Electric**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete, Stucco, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

| Room                | Level       | Dimensions           | Room           | Level       | Dimensions           |
|---------------------|-------------|----------------------|----------------|-------------|----------------------|
| <b>Living Room</b>  | <b>Main</b> | <b>14`0" x 11`7"</b> | <b>Kitchen</b> | <b>Main</b> | <b>11`7" x 9`10"</b> |
| <b>Bedroom</b>      | <b>Main</b> | <b>10`11" x 9`3"</b> | <b>Laundry</b> | <b>Main</b> | <b>6`6" x 4`7"</b>   |
| <b>4pc Bathroom</b> | <b>Main</b> | <b>9`2" x 5`5"</b>   |                |             |                      |

Legal/Tax/Financial

Condo Fee:  
**\$209**

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

Zoning:  
**DC**

Legal Desc: **2210814**

Remarks

Pub Rmks: **Stunning, spacious, beautiful Condo Apartment built in 2022 by Cedarglen living Inc! experience comfort in this meticulously designed 1-bedroom, 1-bathroom unit on the ground floor. This functional floor plan maximizes space, offering a seamless blend of style and practicality. Unleash your inner chef in the spacious kitchen, a rare find in units of this kind. Two-toned cabinets, modern white backsplash, and upgraded light fixtures create a contemporary and inviting atmosphere. With the central airconditioning, Every detail has been thoughtfully chosen to enhance your comfort and style. Experience the convenience of a large gated patio, providing a private outdoor space and a separate entrance to your parking stall right out front. Perfect for enjoying the fresh air or entertaining guests. Nestled in the up-and-coming neighbourhood of Carrington in NW Calgary, this unit is surrounded by amenities and poised for even more growth. immediate possession is available. Contact your realtor or listing agent to book the showing right now! All the furnitures and decorations are negotiable if buyer like to keep them.**

Inclusions:  
Property Listed By: **n/a**  
**Skyrock**

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



