



THE
A-TEAM

**RE/MAX
FIRST**

80 CARRINGTON Plaza #416, Calgary T3P1X6

MLS®#: **A2181585** Area: **Carrington** Listing Date: **11/29/24** List Price: **\$440,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2022**

Finished Floor Area
 Abv Sqft: **982**
 Low Sqft:
 Ttl Sqft: **982**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**

Construction:
Vinyl Siding
 Flooring:
Vinyl Plank
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	26`6" x 18`4"	4pc Ensuite bath	Main	27`1" x 27`8"
Bedroom	Main	39`1" x 27`11"	Bedroom - Primary	Main	44`7" x 40`5"
Dining Room	Main	33`1" x 30`1"	Foyer	Main	19`2" x 31`2"
Kitchen	Main	48`5" x 30`4"	Living Room	Main	43`6" x 51`1"
Walk-In Closet	Main	17`3" x 28`2"			

Legal/Tax/Financial

Condo Fee: **\$395** Title: **Fee Simple** Zoning: **RM**

Fee Freq:
Monthly

Legal Desc: **2210814**

Remarks

Pub Rmks: **This exceptional top-floor end unit condo is a true gem, offering a perfect blend of luxury and convenience. With two titled indoor parking spots and two leased side-by-side storage units, you'll enjoy ample space for both vehicles and belongings. The home boasts soaring 9-foot ceilings, which contribute to an airy, open atmosphere, and features beautiful vinyl plank floors throughout for a sleek, modern look. The kitchen is a chef's dream, with elegant quartz countertops, Samsung black stainless steel appliances, and a center island with an integrated pantry—perfect for cooking and entertaining. The unit is equipped with air conditioning for year-round comfort, and its quiet corner location, with only one common wall and no neighbors above, ensures privacy and peace. The west-facing exposure floods the space with natural light, making it feel bright and inviting throughout the day. Additionally, there's a large walk-in entrance closet and the convenience of in-suite laundry. The primary bedroom is generously sized, easily fitting a king-sized bed, and offers a spacious walk-in closet along with a luxurious en suite bathroom. Fresh white cabinetry in the kitchen enhances the contemporary feel of the condo, while the second bedroom is equipped with a Murphy bed—ideal for accommodating guests and conveniently located by the main full bath. This home is perfect for those seeking a stylish, functional space in a tranquil setting.**

Inclusions:
Property Listed By: **Murphy Bed
CIR Realty**

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







