



THE
A-TEAM

**RE/MAX
FIRST**

40 CARRINGTON Plaza #315, Calgary T3P 1X7

MLS® #: **A2182035** Area: **Carrington** Listing Date: **12/04/24** List Price: **\$429,000**
 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: **1,083**
 Low Sqft:
 Ttl Sqft: **1,083**

Parkade, Underground

DOM

17
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**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9' 11" x 4' 4"	Kitchen	Main	14' 9" x 9' 2"
Dining Room	Main	9' 2" x 8' 9"	Living Room	Main	14' 6" x 16' 4"
Laundry	Main	5' 5" x 11' 3"	Bedroom - Primary	Main	13' 5" x 12' 3"
Bedroom	Main	11' 6" x 10' 4"	Walk-In Closet	Main	8' 6" x 5' 1"
4pc Bathroom	Main	8' 1" x 5' 6"	3pc Ensuite bath	Main	8' 2" x 8' 6"

Legal/Tax/Financial

Condo Fee: **\$429** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

2210814

Remarks

Pub Rmks:

Welcome to this stunning 2-bedroom, 2-bathroom condo in the vibrant community of Carrington, Calgary. With over 1,083 square feet of thoughtfully designed living space, this home combines luxury, comfort, and convenience. The heart of the home is the modern, high-end kitchen, a true showstopper. Featuring sleek cabinetry, premium stainless-steel appliances, and beautiful quartz countertops, it's a chef's dream. The large island with bar seating creates the perfect space for cooking, entertaining, or enjoying your morning coffee. Thoughtful design ensures ample storage and workspace, making this kitchen as functional as it is stylish. The primary bedroom offers a private retreat with a spacious walk-in closet and a spa-like ensuite boasting dual sinks, creating a sanctuary for relaxation. A second bedroom and bathroom provide additional flexibility for guests or a home office. Step outside onto the massive balcony, where you can unwind, BBQ, or simply enjoy the fresh air. Additional features include in-suite laundry and a secure underground parking stall. Priced at \$429,000, this property is a perfect combination of modern elegance and practicality.

Inclusions:

N/A

Property Listed By:

Real Broker

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







