

40 CARRINGTON Plaza #317, Calgary T3P1X7

MLS® #: **A2184548** Area: **Carrington** Listing Date: **12/27/24** List Price: **\$349,900**
 Status: **Pending** 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:

Finished Floor Area
 Abv Sqft: **726**
 Low Sqft:
 Ttl Sqft: **726**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Flat,Membrane** Construction: **Stone,Vinyl Siding**
 Heating: **Baseboard,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	36`9" x 29`11"	4pc Ensuite bath	Main	27`11" x 13`6"
Living Room	Main	39`9" x 41`8"	Kitchen	Main	44`7" x 43`0"
Pantry	Main	5`11" x 6`11"	Balcony	Main	39`9" x 20`0"
Laundry	Main	26`7" x 10`10"	Bedroom	Main	35`1" x 28`6"
4pc Bathroom	Main	27`11" x 16`9"	Entrance	Main	18`8" x 13`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$288

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2210814

Remarks

Pub Rmks: **Step into this beautifully designed and thoughtfully crafted west-facing 2-bedroom, 2-bathroom condo, perfect for those entering the housing market or looking for an incredible rental investment. Built in 2022, this home offers 726 square feet of modern living space, showcasing an open-concept design flooded with natural light from its large windows. The sleek kitchen is a chef's dream, featuring quartz countertops, a spacious island perfect for hosting guests, and stainless steel appliances. The primary bedroom offers a private en-suite and generous closet space, while the second bedroom is perfect for guests, a home office, or additional family members. Other features include in-suite laundry, a private balcony for outdoor enjoyment, and a dedicated parking spot for added convenience. Located in a vibrant and growing community, this home is within walking distance to parks, schools, and shopping, making it an excellent choice for families or young professionals. As a bonus, we're offering to customize the paint colors so you can make this home truly yours. Whether you're a first-time buyer looking for a beautiful place to call home or an investor seeking a highly rentable property, this condo checks all the boxes. Don't miss out on this fantastic opportunity—contact us today for more details or to schedule a viewing!**

Inclusions: N/A
Property Listed By: First Place Realty

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











