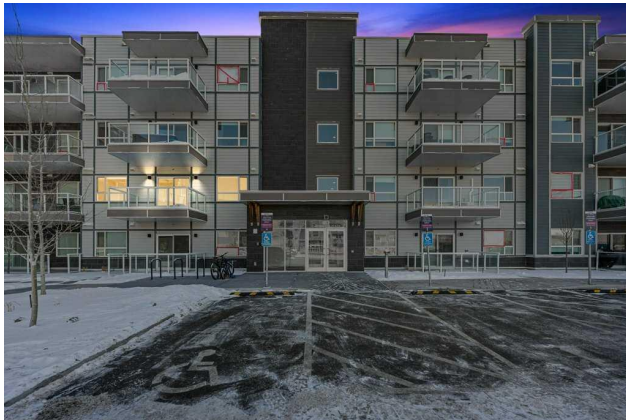


**40 CARRINGTON Plaza #221, Calgary T3P 1X7**

MLS®#: **A2196414** Area: **Carrington** Listing Date: **02/24/25** List Price: **\$364,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area  
 Abv Sqft: **843**  
 Low Sqft:  
 Ttl Sqft: **843**

DOM  
**-0**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Central**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 8`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 8`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`2" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`2" x 12`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$339** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **2210814**

Remarks

Pub Rmks: **\*\*\*Watch 3D Tour\*\*\* Introducing a stunning and modern 2-bedroom 2 Bath Located in a prime area, this apartment is surrounded by all the amenities one could desire. This unit boasts plenty of natural light, making it a bright and welcoming space. The open-concept living room and kitchen with an island is perfect for entertaining guests. The kitchen is equipped with Modern Stainless steel appliances and ample storage space, making it the perfect space to cook and dine with loved ones .The Two bedrooms include a Primary Suite with a BEAUTIFUL ENSUITE BATHROOM and WALK-IN CLOSET. This UNIT is like New and has been well cared. There is lots of natural light into the unit and other features include throughout Vinyl flooring, zebra Blinds, Ensuite with double sinks and a standing shower, a large IN-SUITE LAUNDRY/STORAGE Space and UNDERGROUND PARKING. . The unit's prime location offers a comfortable and convenient lifestyle. Take advantage of the surrounding amenities, including sidewalks, streetlights, and walking/bike paths, perfect for exploring the neighborhood. Quick and Easy Access to Stoney Trail. Overall, this apartment is perfect for those seeking comfort, convenience, and modern living. With its spacious design, and prime location, it is truly a gem in the housing market. Don't miss the opportunity to make this apartment your new home!**

Inclusions:  
Property Listed By: **N/A  
Executive Real Estate Services**

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

