

40 CARRINGTON Plaza #103, Calgary T3P 1X7

MLS® #: **A2197820** Area: **Carrington** Listing Date: **02/27/25** List Price: **\$495,000**
 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: **1,272**
 Low Sqft:
 Ttl Sqft: **1,272**

Titled, Underground

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Private Entrance**

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

Kitchen Appl: **Convection Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave Hood Fan**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$508** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

2210814

Monthly

Remarks

Pub Rmks:

Be Quick, This Main Level Separate Entrance Extensively and Tastefully Upgraded 3 Bedroom large Condo offers you perhaps the most flexible and comfortable options for living in North Calgary. Located ideally for walkable access to all your daily needs, it features a separate, lockable and private entrance off the gated 126 sq ft Patio for quick access to the 40 metre stroll to the Mall area, the extensive and elaborate Play Structures/Park/Basket Ball court/Carrington Skate Park directly across the street, or effortlessly take the pets for a walk. This block allows up to 2-35kg Dogs. Inside this unit is luxurious and inviting with no upgrade overlooked it has 9' knockdown ceilings, Vinyl Plank flooring, up graded carpet/underlay and lighting to start. The heavily upgraded features of the Chef's Kitchen include - solid wood, all soft close cabinetry(top and bottom) added pot drawers, recycle centre, under cabinet lighting, better backsplash, Upgraded appliances include larger fridge with water/ice features and Convection/Air Fryer stove. All bedrooms and the very large living area include black out roller blinds for privacy with quiet and extra efficient triple pane windows throughout. The main area is also complimented with a luxurious tile feature wall for added character. All 3 bedrooms are large and flexible allowing for a full sized office if you choose. Passing the 4 piece bath and heading down the hallway to the away from the media-noise private master, you have both the automatically lit front closet and the upgraded Steam Washer/Dryer Laundry. The large quiet master itself has it's own also extensively upgraded 4 piece Ensuite featuring raised toilet and vanity for your comfort and convenience, soft close doors and added bank of soft close drawers as well as the upgraded larger Shower with it's better base and tiles. Through the Ensuite is your large master walk in closet. The titled underground parking space completes this beautiful, luxurious and comfortable property. This property can be purchased furnished if you would prefer for an additional cost. Call your favorite Realtor today to explore this original owner property for yourself, it doesn't disappoint!

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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











