



**412, 80 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2159351**



**\$435,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** none

Experience the ultimate in NW Calgary, in this Corner, Top floor, Modern and conveniently located unit. Nestled in a well-maintained apartment building, this unit offers a spacious and Open floor plan, featuring a welcoming foyer, a Spacious living area opening to a great view from the Balcony. The kitchen is equipped with Modern Stainless Steel Appliances, a well sized in-unit laundry room, a Primary Bedroom with a huge walk-in closet and a 4pc ensuite bathroom is a great feature for the this Apartment Living. Another Walk in Closet, 4pc bath with Tiles up to ceiling and Secondary Bedroom are perfect for Kids or your Guests. Enjoy the convenience of two elevators, including one located near the apartment with mailboxes by the entrance. Your own designated parking spot is included, providing hassle-free parking. Nestled in a well-maintained apartment building, you'll have easy access to nearby Parks, Playgrounds, Schools, and Shopping centers, Optometrist, Physiotherapist, Kumon, Ice cream parlour, McDonald's, Gas Station etc. 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.