



**307, 80 Carrington Plaza NW  
Calgary, Alberta**

**MLS # A2196223**



**\$345,000**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Stunning, spacious apartment in the community of Carrington. 2 bed, 2 bath home with open plan, 9' ceilings, LVP flooring, LVT flooring, Low E triple glazed windows, electric baseboard heating, BBQ gas line on the balcony and so much more. The kitchen is expansive and can be completely customized to your hearts desire. Imagine intricate herringbone pattern backsplash, extra pot drawers, soft close drawers, full height cabinets, two-tone cabinets, millwork, built-ins, quartz counters, euro cargo recycle center and built-in S/S appliances. Peering over the island with built-in eating area is the spacious living room, perfect for movie nights and entertaining. The 2 bedrooms are located on opposite sides of the home for maximum privacy and noise reduction. Large laundry & storage closet is well planned out, definitely a must see. 1 titled above ground parking stall included with limited storage cages available for purchase. Strategically located across from a beautiful park, green space and so many more bespoke amenities. Book your showing and don't miss out.