



THE
A-TEAM

**RE/MAX
FIRST**

309 CRANBROOK Square, Calgary T3M 3K8

MLS® #: **A2124012**

Area: **Cranston**

Listing Date: **04/17/24**

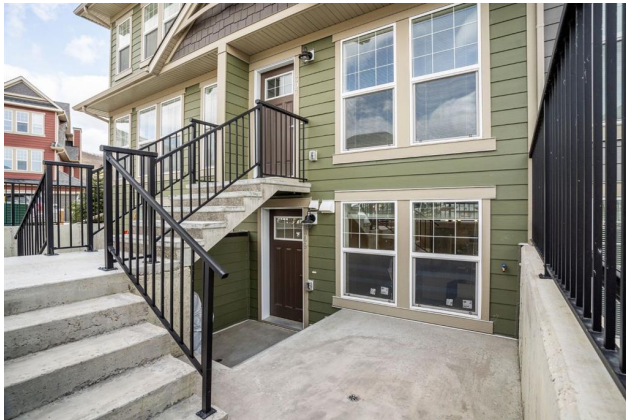
List Price: **\$269,400**

Status: **Pending**

County: **Calgary**

Change: **-\$500, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **579**
Low Sqft:
Ttl Sqft: **579**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`1" x 9`10"	4pc Bathroom	Main	7`7" x 5`1"
Kitchen	Main	13`4" x 10`11"	Living Room	Main	9`3" x 11`3"
Furnace/Utility Room	Main	2`3" x 7`2"			

Legal/Tax/Financial

Condo Fee:
\$88

Title:
Fee Simple

Zoning:
M-X1

Fee Freq:
Monthly

Legal Desc: **2310016**

Remarks

Pub Rmks: **Introducing a newly constructed, bungalow-style townhome in the serene Riverstone area of Cranston, right next to the Bow River. This single-story townhome features one bedroom and one bathroom, combining modern aesthetics with practical living. Upon entering, the craftsmanship and meticulous detail capture your attention. The kitchen is equipped with modern quartz countertops, stainless steel appliances, and an inviting island that doubles as a dining area. The home is floored with attractive, durable vinyl that mimics wood grain, enhancing the expansive feel of the open-plan layout. The bedroom is generously sized and includes dual closets, complemented by a full bathroom, a washer and dryer, and ample storage space. Included is an assigned parking space and a charming patio area, ideal for outdoor relaxation and morning coffees at sunrise. Zen townhomes by Avalon are built to high energy-efficient standards, featuring an advanced furnace, Energy Star-certified windows, and eco-friendly insulation materials. Located in Cranston, this townhome offers a peaceful environment with convenient city access. Outdoor enthusiasts will appreciate the close proximity to the river and scenic trails for walking and relaxation. This property is perfect for those entering the housing market, looking to downsize, or seeking a valuable investment. Enjoy proximity to Fish Creek Park, local schools, shopping centers, public transit, and essential amenities. This townhome also provides easy access to major roadways and is near the new South Health Campus Hospital. A modern retreat that blends tranquility with urban convenience.**

Inclusions: **none**
Property Listed By: **eXp Realty**

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





