



THE
A-TEAM

**RE/MAX
FIRST**

34 CRAMOND Crescent, Calgary T3M1B8

MLS® #: **A2125362**

Area: **Cranston**

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

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,046 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,187**
Low Sqft:
Ttl Sqft: **1,187**

DOM

25

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 13`11"	Dining Room	Main	13`0" x 10`2"
Kitchen	Main	10`8" x 8`9"	Bedroom - Primary	Upper	10`9" x 14`0"
Bedroom	Upper	8`5" x 10`2"	Bedroom	Upper	12`4" x 8`5"
2pc Bathroom	Main		4pc Bathroom	Upper	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-1N

0010522

Remarks

Pub Rmks:

LOCATION LOCATION !! Double matching rear garage. Well maintained. This 3 bedroom, 1.5 Bath two storey features open bright living room, family size kitchen with door onto large spacious rear deck. Master features a walk in closet and Jack/Jill access to main bathroom. Newer A/C unit, Roof shingles 5yrs old. Nice street location. Close proximity to schools and walking trails.

Inclusions:

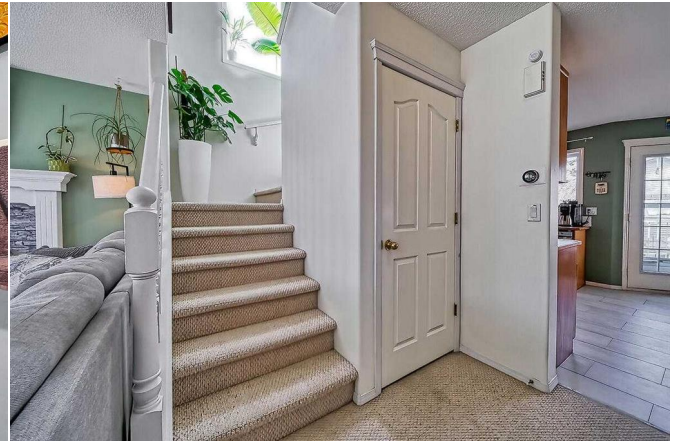
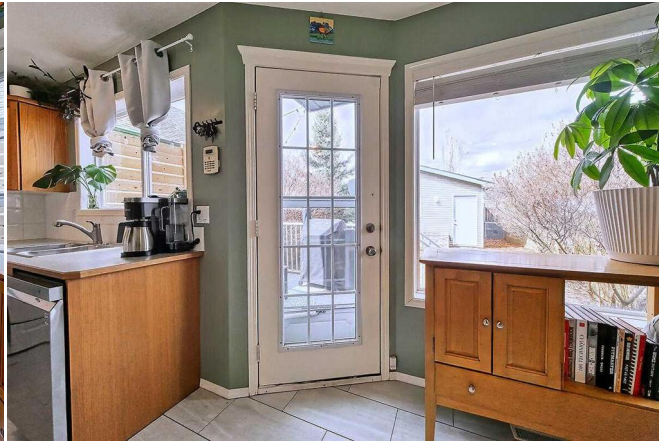
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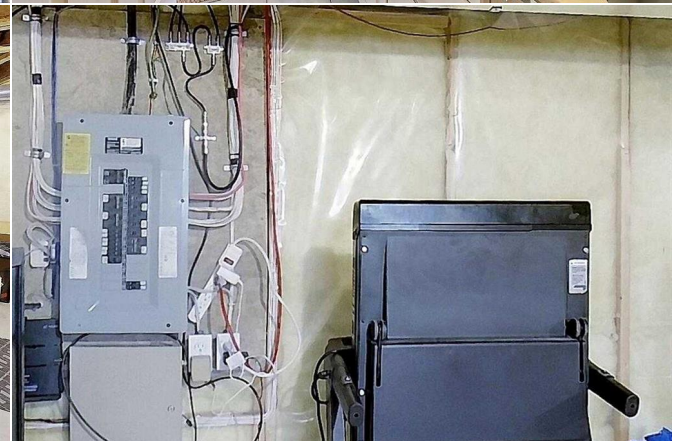
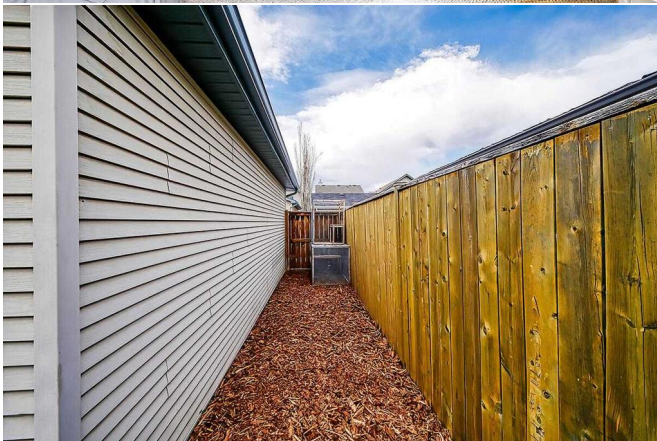
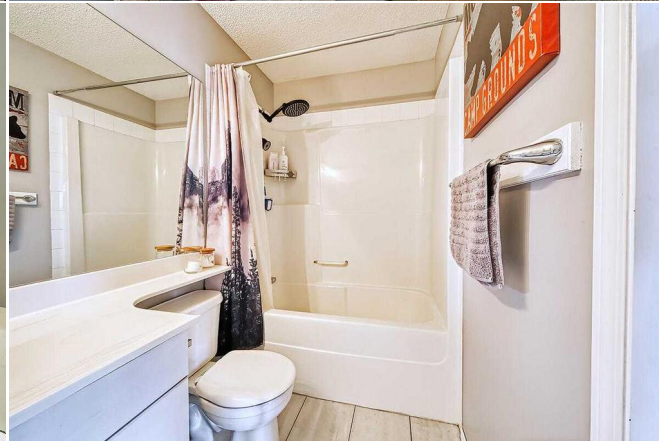
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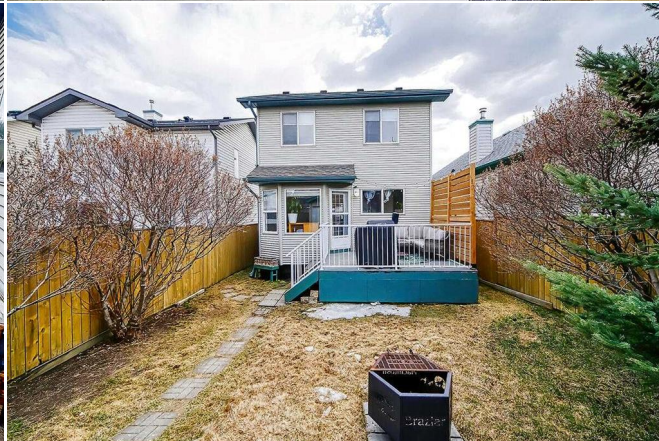
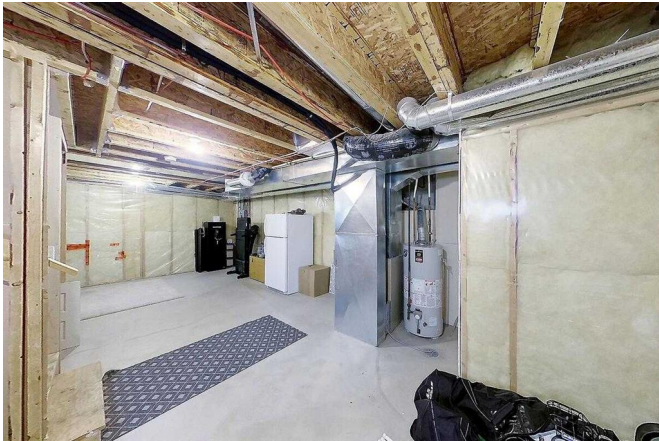
RE/MAX Landan Real Estate

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











34 Cromond Crescent SE, Calgary, AB
 Showing: 34 Cromond Crescent SE, Calgary, AB

Main Floor
 1st Floor Plan
 1,000 sq. ft. (93 sq. m.)

Basement
 2nd Floor Plan
 1,000 sq. ft. (93 sq. m.)

Second Floor
 3rd Floor Plan
 1,000 sq. ft. (93 sq. m.)

Address: 34 Cromond Crescent SE, Calgary, AB T2M 1B8
Property Style: Detached
Bedroom: 2
Bathroom: 2
Basement: Full
Garage: 1
Year Built: 1988
Approximate Area: 3,000 sq. ft. (279 sq. m.)

Listing Details:
 Listing ID: 1234567
 Listing Date: 2023-10-27
 Listing Status: Active
 Listing Agent: [Agent Name]
 Listing Phone: [Phone Number]
 Listing Email: [Email Address]

Disclaimer:
 This is a preliminary floor plan. The actual floor plan may vary from the one shown here. The information is for informational purposes only and should not be used as a basis for any decision. The information is provided as is, without warranty. The information is not to be used for any purpose other than the one intended. The information is not to be used for any purpose other than the one intended. The information is not to be used for any purpose other than the one intended.