



THE
A-TEAM

**RE/MAX
FIRST**

522 CRANFORD Drive #5209, Calgary T3M 2L7

MLS® #: **A2134475**

Area: **Cranston**

Listing Date: **05/25/24**

List Price: **\$370,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **829**
Low Sqft:
Ttl Sqft: **829**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Additional Parking,Guest,Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Cement Fiber Board,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage,Track Lighting,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`9"	5pc Ensuite bath	Main	7`9" x 7`8"
Bedroom	Main	10`8" x 9`9"	Dining Room	Main	10`4" x 11`4"
Kitchen	Main	10`4" x 8`0"	Living Room	Main	14`8" x 14`9"
Bedroom - Primary	Main	11`9" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$455

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1511090**

Remarks

Pub Rmks: **Welcome to this stunning 2 bed + 2 Bath unit in the highly sought-after Cranston Ridge! This elegant unit is spacious and in immaculate condition. Built by Cardel with exceptional upgrades throughout from the original owner. With SOUTH FACING windows and Balcony w/ gas BBQ hook-up (facing the park!). Featuring a spacious Open Concept Floor Plan with 9ft (knockdown) ceilings and loads of natural light. This is condo living at its finest! With gorgeous Stone Countertops, an extended Breakfast Bar, an Undermount Sink, and elegant Stainless Steel Appliances. The Primary Bedroom is fit for a King (literally!) with a double-sided Walk-In-Closet leading into the ensuite Bath with upgraded cabinetry and Double Vanity. You will love this quiet secure complex with Secured Underground TITLED Parking and an additional Storage Locker. Schedule a private viewing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







