



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANFIELD Common #314, Calgary T3M 1S1

MLS® #: **A2138514**

Area: **Cranston**

Listing Date: **06/20/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **922**
Low Sqft:
Ttl Sqft: **922**

DOM

10
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: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Wall/Window Air Conditioner,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`7" x 10`4"	Kitchen	Main	14`2" x 9`9"
Dining Room	Main	12`0" x 8`0"	Bedroom - Primary	Main	11`2" x 10`11"
4pc Ensuite bath	Main	7`10" x 4`11"	Bedroom	Main	11`10" x 10`1"
Laundry	Main	3`7" x 2`3"	4pc Bathroom	Main	10`1" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$546

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1310899**

Remarks

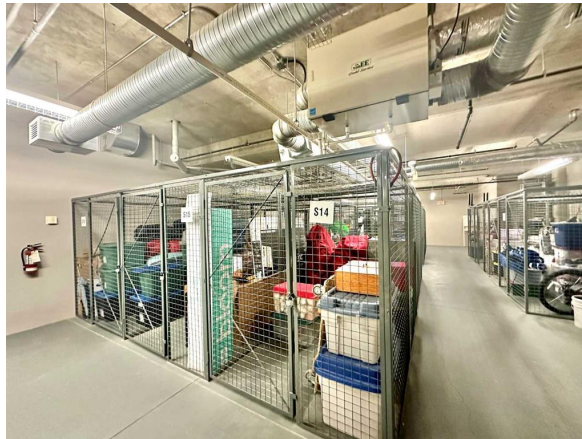
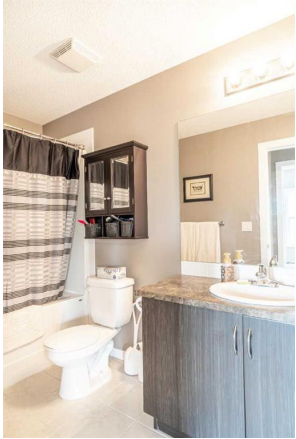
Pub Rmks: **** Please click on "Videos" for 3D tour ** TOP FLOOR 2 bedroom, 2 bathroom unit in very desirable Cranston! Features include: 2 bedrooms, 2 full bathrooms, 922 sq. ft. of living space, open floor plan with large kitchen & walk-in pantry, ample storage, tile flooring, primary bedroom with walk-through closet/4-piece en suite bathroom, upgraded lights, balcony with a view of the park inside the complex, in-suite laundry (not all suites in this building have this feature), portable air conditioner included, newer appliances, 1 assigned parking space (very close to building), 1 assigned storage locker (in basement) and much more! The building offers a common laundry room, bike storage and elevator. The location is top shelf - close proximity to all schools, area amenities, hospital, shopping, new retail, Deerfoot & Stoney Trails, as well as the river valley and pathways. Don't miss out on this opportunity!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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







314, 100 CRANFIELD COMMON SE
MEASUREMENTS: EXTERIOR: 141.00 SQ FT
MEASUREMENTS: INTERIOR: 110.00 SQ FT
MAIL LEVEL: 0.00 / 1ST: 24.00 SQ FT / 188.00 SQ FT
TOTAL ABOVE GRADE FMS SIZE: 165.00 SQ FT / 188.00 SQ FT

