



THE
A-TEAM

**RE/MAX
FIRST**

522 CRANFORD Drive #2107, Calgary T3M 2L7

MLS®#: **A2139986** Area: **Cranston** Listing Date: **06/13/24** List Price: **\$399,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Other**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **852**
 Low Sqft:
 Ttl Sqft: **852**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 11`0"	Kitchen	Main	14`1" x 9`4"
Dining Room	Main	14`1" x 9`5"	Laundry	Main	5`9" x 5`2"
Bedroom - Primary	Main	11`8" x 10`6"	4pc Ensuite bath	Main	
Bedroom	Main	10`8" x 9`7"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$455** Title: **Fee Simple** Zoning: **M-2**

Legal Desc:

1712368

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Cranston Ridge built by Cardel in Cranston! Previously the builder show home, this heavily upgraded 2 bedroom, 2 bathroom unit on the ground floor features a open floor plan, extra large bright windows, 9 foot ceilings, tons of storage with oversized laundry closet and corner pantry, and a large east facing patio with a natural gas line! When looking at upgrades, the builder spared no expense which include things like built in stainless steel appliances, laminate floors in bedrooms, full tile shower and full wall tile back splash in ensuite, designer lighting fixtures, built in custom closets, and much more to list! This home also comes with 2 titled parking stalls and a storage locker. Very easy access to Deerfoot and Stoney. Book a showing today!

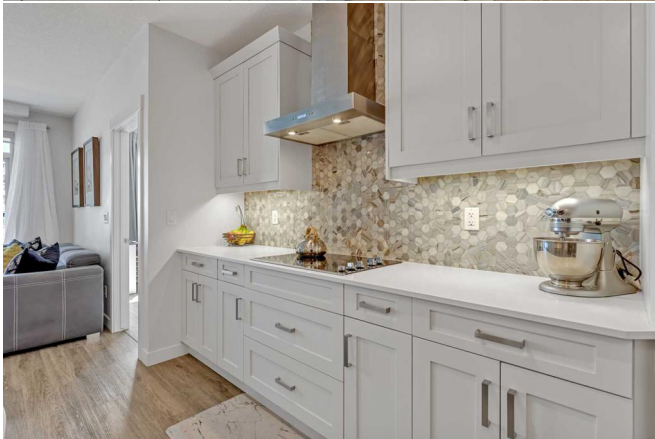
Inclusions:

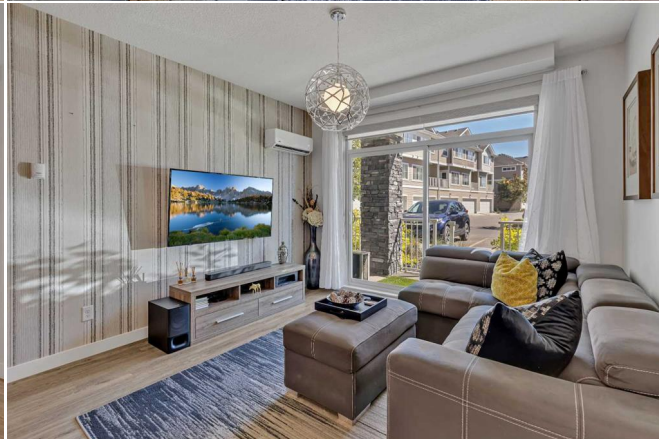
n/a

Property Listed By:

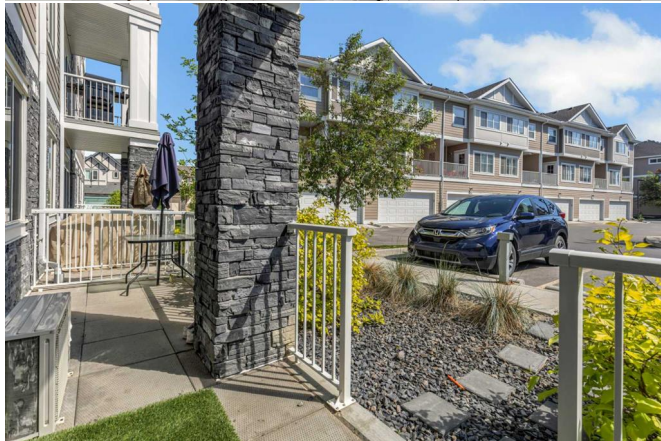
RE/MAX Real Estate (Mountain View)

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

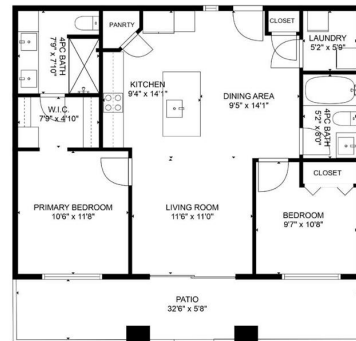








522 Cranford Dr SE #2197



Date: June 13, 2024
 Property Type: Apartment
 Main Floor: 852 sq ft / 79.15 sq m2
 Total RMS: 852 sq ft / 79.15 sq m2

*** All Measurements adhere to RECA and RMR standards ***

Ken Nguyen