



THE
A-TEAM

**RE/MAX
FIRST**

100 CRANFIELD Common #204, Calgary T3M 1S1

MLS® #: **A2148445**

Area: **Cranston**

Listing Date: **07/18/24**

List Price: **\$328,800**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 09-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **921**
Low Sqft:
Ttl Sqft: **921**

DOM

60
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:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Elevator,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 12`2"
Kitchen	Main	11`5" x 9`0"
Bedroom	Main	11`9" x 10`1"
4pc Bathroom	Main	7`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	12`7" x 6`5"
Bedroom - Primary	Main	11`2" x 10`7"
4pc Bathroom	Main	9`9" x 4`11"
Laundry	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$546

Title: **Fee Simple**
Fee Freq:

Zoning:
M-2

Monthly

Legal Desc: 1310899

Remarks

Pub Rmks: **This perfect END UNIT enjoys a quiet morning VIEW from the EAST FACING BALCONY (and to the south). This is your opportunity to own a COVETED 2 BED/2 BATH CORNER UNIT where the master bedroom is draped with even more natural light FROM 2 SIDES. The 9 FOOT CEILINGS and large OPEN PLAN provides an airy and bright atmosphere. The large kitchen has plenty of counter space, a generous pantry, with modern cabinets and black appliances and an IN-SUITE LAUNDRY. The PRIMARY BEDROOM is spacious with walk through closet and full 4 PIECE EN-SUITE! There's a sizable SECOND BEDROOM and FULL SEPARATE BATHROOM for guests OR SHARED ACCOMMODATION! THE IN-SUITE LAUNDRY is above and beyond the complex's COMMON AREA LAUNDRY ROOM, BICYCLE STORAGE ROOM, SEPARATE STORAGE LOCKER (unit 20) and ASSIGNED PARKING (STALL 29 IMMEDIATELY OUT THE FRONT DOOR). This is a fantastic location! A short walk to the Cranston Ridge and Fish Creek Pathways, PARK, SCHOOL, SOBEYS and the inevitable WING NIGHT out at the neighbourhood BERWICK PUBLIC HOUSE. Not to mention the immediate access to the South Calgary Hospital, Deerfoot Trail, Stoney Trail and numerous amenities that Seton offers. Don't wait to call your realtor to schedule your private viewing today.**

Inclusions: N/A
Property Listed By: Real Estate Professionals Inc.

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







