



THE
A-TEAM

**RE/MAX
FIRST**

102 CRANBERRY Park #205, Calgary T3M 1R8

MLS®#: **A2152198**

Area: **Cranston**

Listing Date: **08/15/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **851**
Low Sqft:
Ttl Sqft: **851**

Parkade, Underground

DOM

34

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`11" x 11`4"	Kitchen	Main	9`3" x 8`2"
Bedroom - Primary	Main	11`5" x 10`11"	Bedroom	Main	9`11" x 8`6"
4pc Ensuite bath	Main	7`11" x 4`11"	4pc Bathroom	Main	7`8" x 4`10"
Balcony	Main	11`10" x 5`11"			

Legal/Tax/Financial

Condo Fee:
\$517

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1213139**

Remarks

Pub Rmks: **Welcome to your new home at Cranston Place! This bright and sunny second-floor condo offers 2 bedrooms and 2 bathrooms, complete with a south-facing balcony. Recently renovated, it features brand-new, durable laminate flooring, stunning Quartz countertops, a new refrigerator, and an over-the-range microwave. The open-concept design includes a stylish kitchen with an eat-up breakfast bar, perfect for quick meals, which flows into a spacious living room and extends to the balcony. For added privacy, the two bedrooms are thoughtfully positioned on opposite sides of the unit. The primary bedroom boasts a walk-in closet and a private 4-piece ensuite bathroom. An additional 4-piece bathroom is conveniently located off the main living area, along with an in-suite laundry room. The condo also comes with a titled underground parking stall and a storage locker for extra convenience. Enjoy the vibrant lifestyle Cranston offers, with groceries, restaurants, cafés, bike paths, parks, schools, and public transportation all within walking distance. The nearby off-leash dog park and Cranston Hall community center provide excellent amenities, including a splash park, outdoor rink, and tennis/pickleball courts. Don't miss this opportunity to own a fantastic unit in the highly desirable Cranston community!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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