



THE
A-TEAM

**RE/MAX
FIRST**

618 CRANFORD Mews, Calgary T3M2P1

MLS® #: **A2153233**

Area: **Cranston**

Listing Date: **07/27/24**

List Price: **\$389,000**

Status: **Pending**

County: **Calgary**

Change: **-\$21k, 18-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,246**
Low Sqft:
Ttl Sqft: **1,246**

DOM

53
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`3" x 6`11"
Kitchen	Main	11`3" x 13`10"
Furnace/Utility Room	Main	2`6" x 12`7"
4pc Ensuite bath	Second	4`11" x 8`3"
Bedroom - Primary	Second	14`3" x 18`11"

Room	Level	Dimensions
Dining Room	Main	10`6" x 9`0"
Living Room	Main	14`1" x 16`3"
3pc Ensuite bath	Second	7`0" x 5`9"
Bedroom	Second	14`1" x 13`6"

Legal/Tax/Financial

Condo Fee:
\$384

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1710935**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Cranston, SE Calgary! This enchanting townhouse offers the perfect blend of modern living and cozy comfort, featuring 2 spacious bedrooms and 2.5 stylish bathrooms, all with the added bonus of low condo fees. Step inside to discover an inviting open floor plan that seamlessly connects the bright and airy living room with the sleek, modern kitchen. Imagine preparing your favorite meals while chatting with guests or enjoying a quiet evening. The patio door opens to your very own private backyard oasis—ideal for morning coffee, weekend BBQs, or simply unwinding under the stars. Parking is a breeze with your assigned stall right in front of the home, ensuring easy access every time. Upstairs, the primary bedroom is a true retreat with a luxurious 4-piece ensuite, while the second bedroom offers its own 3-piece ensuite, providing ultimate comfort and privacy for everyone. The convenience of in-unit laundry makes daily chores a snap, and with Deerfoot Trail and Stoney Trail just minutes away, your daily commute and weekend adventures are perfectly convenient. This townhouse is more than just a home—it's a lifestyle. Don't miss out on this gem in Cranston. Call your favorite realtor today to book a showing and make this charming townhouse yours!**

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

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









618 Cranford Mews SE, Calgary, AB

Main Floor Exterior Area 614.92 sq ft

618 Cranford Mews SE, Calgary, AB

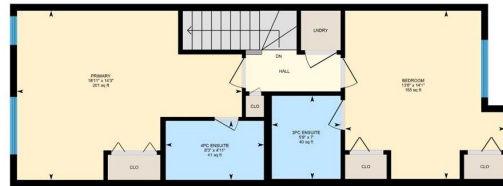
2nd Floor Exterior Area 631.11 sq ft



PREPARED: 2024/06/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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