



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**304 CRANBERRY Park #106, Calgary T3M 1W2**

MLS® #: **A2157270**

Area: **Cranston**

Listing Date: **08/16/24**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **850**  
Low Sqft:  
Ttl Sqft: **850**

DOM

**33**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 8`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$517

**Fee Simple**  
Fee Freq:  
**Monthly**

**M-2**

Legal Desc: **1312291**

Remarks

Pub Rmks: **Excellent location! Looking for a great 2 bedroom 2 bathroom unit, walking distance to all amenities? Look no further! Beautiful ground floor unit has been recently refreshed. Purchase for an investment, or to live in. Short drive over the bridge to get to the hospital.**

Inclusions: **none**  
Property Listed By: **MaxWell Capital Realty**

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





