



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 CRANBROOK Square, Calgary T3M 3E3**

MLS® #: **A2160136**

Area: **Cranston**

Listing Date: **08/23/24**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **-\$100, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2019**

Finished Floor Area  
Abv Sqft: **1,262**  
Low Sqft:  
Ttl Sqft: **1,262**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**26**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Assigned,Paved,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	11`4" x 12`8"
Living Room	Main	14`3" x 12`11"	Dining Room	Main	10`6" x 13`10"
3pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	14`3" x 12`7"	Bedroom	Upper	14`3" x 13`7"
Laundry	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: <b>\$220</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>M-1</b>
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Legal Desc: **2010142**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SUNDAY SEPT 8 from 2-4pm\*\*Open concept 2 level townhome featuring a private, fenced backyard. This home was made for entertaining with a streamlined, modern kitchen, central island with bar seating and spacious dining/living areas. The backyard provides more entertaining space for family and friends or even a nice space to have pets! The upper level has a primary bedroom with 3 pc ensuite, a 2nd huge bedroom and full bathroom and of course convenient upper laundry. There is access to the attic for tons of storage as well. Location is incredible with quick access to Fish Creek & pathways along the Bow, making it an ideal location to unwind & relax. Great proximity to all amenities of Cranston and Seton such as grocery, gas, Seton Shopping District, South Health Campus, Cineplex, YMCA & much more. Schools of Cranston are just a short drive up the hill as well. This home has beautiful touches such as glass knobs on the doors, modern colors, hard surface flooring throughout and central air conditioning for those hot summer days. Book a showing with your favorite real estate professional soon!**

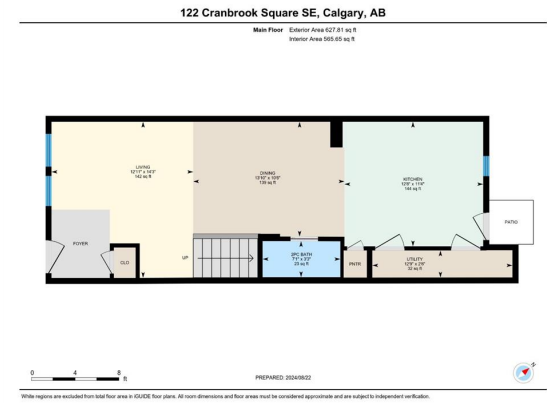
Inclusions:  
Property Listed By: **Blinds  
Ally Realty**

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









**122 Cranbrook Square SE, Calgary, AB**

2nd Floor Exterior Area 634.12 sq ft  
Interior Area 572.03 sq ft

