



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**414 CRANFORD Court, Calgary T3M 0W3**

MLS®#: **A2161868**      Area: **Cranston**      Listing Date: **09/06/24**      List Price: **\$469,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **957 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Backs on to Park/Green Space,Front Yard,Treed**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,228**  
 Low Sqft:  
 Ttl Sqft: **1,228**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:  
 Ext Feat: **Playground**      Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Open Floorplan,Wired for Sound**  
 Utilities:

Room Information

| Room                    | Level           | Dimensions            | Room                     | Level         | Dimensions             |
|-------------------------|-----------------|-----------------------|--------------------------|---------------|------------------------|
| <b>2pc Bathroom</b>     | <b>Main</b>     | <b>4`10" x 4`11"</b>  | <b>Dining Room</b>       | <b>Main</b>   | <b>12`2" x 8`2"</b>    |
| <b>Kitchen</b>          | <b>Main</b>     | <b>17`2" x 13`4"</b>  | <b>Living Room</b>       | <b>Main</b>   | <b>13`9" x 12`2"</b>   |
| <b>4pc Ensuite bath</b> | <b>Second</b>   | <b>8`0" x 4`11"</b>   | <b>Bedroom - Primary</b> | <b>Second</b> | <b>13`10" x 13`10"</b> |
| <b>Bedroom</b>          | <b>Second</b>   | <b>10`7" x 11`11"</b> | <b>Laundry</b>           | <b>Second</b> | <b>6`3" x 7`4"</b>     |
| <b>Game Room</b>        | <b>Basement</b> | <b>17`4" x 12`8"</b>  | <b>4pc Ensuite bath</b>  | <b>Second</b> | <b>8`0" x 4`11"</b>    |

Legal/Tax/Financial

Condo Fee:  
**\$332**

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

Zoning:  
**M-1**

Legal Desc: **1013326**

Remarks

Pub Rmks: **This well-maintained townhouse is nestled in a quiet neighborhood, facing a serene green space and conveniently close to schools, grocery stores, shopping, and restaurants. The unit features beautiful hardwood maple floors and 9-foot ceilings that create a spacious and inviting atmosphere. The Open Floor Plan with a custom bar & built-in mini fridge compliments a large Dining area. The modern kitchen is equipped with stainless steel appliances and granite countertops, offering both style and functionality. The thoughtfully designed floor plan allows each bedroom to have its own 4-piece ensuite bathroom, providing privacy and comfort. Recent updates by the condo board include a new roof (2023-2024) and a hot water tank replaced by the owner in 2024, ensuring peace of mind for years to come. This home combines modern amenities with a peaceful setting and close proximity to essential conveniences, making it an ideal retreat within the city.**

Inclusions:  
Property Listed By: **N/A**  
**Top Producer Realty and Property Management**

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







