



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**650 CRANFORD Walk, Calgary T3M 1R8**

MLS®#: **A2162193**

Area: **Cranston**

Listing Date: **09/05/24**

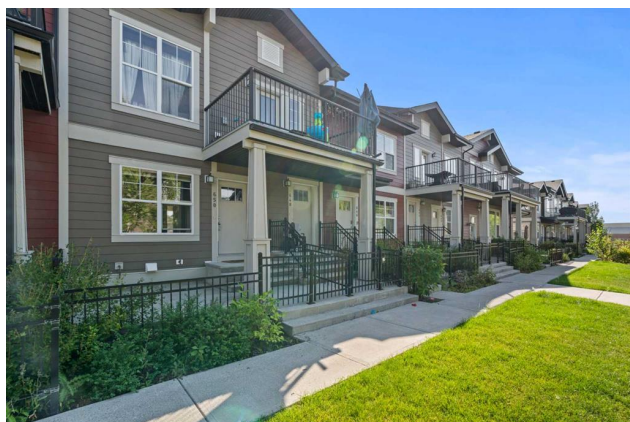
List Price: **\$389,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **713**  
Low Sqft:  
Ttl Sqft: **713**

DOM

**13**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Gazebo,Landscaped,Level**  
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Courtyard**

Construction: **Composite Siding,Metal Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 7`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 10`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`2" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 10`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$262**

Title:  
**Fee Simple**

Zoning:  
**M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1412446**

Remarks

Pub Rmks: **This quiet single level townhome offers the perfect blend of convenience and comforts | 2 BEDROOMS | 1 BATH | DOUBLE TANDEM GARAGE in the highly sought-after community of Cranston! As you approach you will notice the great curb appeal with durable Hardie board exterior, a welcoming front patio facing greenspace and a BBQ gas line! This well thought out layout is flooded with natural light and ideal for entertaining. The timeless white kitchen is a focal point with gorgeous quartz counters, a modern subway tile backsplash, and sleek stainless-steel appliances. A central island provides additional prep space and casual seating. A full-sized pantry offers plenty of storage. The Kitchen seamlessly connects to the generous sized dining/ living room. Down the hall is the 4pc bath with stone counters, a laundry space, and a linen closet. A well sized primary room that offers enough room for a Queen Bed with side tables and includes a spacious walk-in closet with custom built ins. Completing this home is another bedroom and convenient access to your attached garage with storage area. Situated in a prime location close to numerous schools, scenic walking paths that lead to the Bow River, nearby Shopping, Restaurants, South Health Campus Hospital, Seton YMCA, and convenient access to Deerfoot Trail and Stoney Trail. Schedule your private showing or view the virtual tour today!**

Inclusions:  
Property Listed By: **Window Coverings  
CIR Realty**

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

