



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**522 CRANFORD Drive #4207, Calgary T3M 2L7**

MLS®#: **A2165509**

Area: **Cranston**

Listing Date: **09/13/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **844**  
Low Sqft:  
Ttl Sqft: **844**

DOM

**6**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 11`2"	Kitchen	Main	9`2" x 13`0"
Dining Room	Main	11`7" x 11`11"	Pantry	Main	3`6" x 3`6"
Bedroom - Primary	Main	11`6" x 10`11"	4pc Ensuite bath	Main	7`10" x 7`10"
Walk-In Closet	Main	4`8" x 8`1"	Bedroom	Main	10`0" x 8`5"
4pc Bathroom	Main	7`9" x 4`11"	Laundry	Main	5`0" x 5`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$468**

**Fee Simple**

**M-2**

Fee Freq:

**Monthly**

Legal Desc: **1911804**

Remarks

Pub Rmks: **Welcome to this well beautifully maintained Cardell built condo, located in the sought after community of Cranston. Once you enter the home you are greeted by an abundance of natural, an open floor plan featuring a timeless white kitchen, large island, granite counters, walk-in pantry and stainless steel appliances. The living and dining room are spacious and great for entertaining and include an A/C wall unit and direct access to a west facing balcony. A spacious primary bedroom offers a walk-through closet and a full ensuite. An additional bedroom, a full bathroom and a convenient laundry room complete this home. This condo also includes a storage space and Two titled parking stalls. This home offers easy access to South Health Campus, shopping, schools, parks, restaurants, walking paths and all other amenities.**

Inclusions: **None**  
Property Listed By: **RE/MAX Complete Realty**

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







