



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**855 CRANSTON Avenue, Calgary T3M 2V5**

MLS® #: **A2173403**

Area: **Cranston**

Listing Date: **10/17/24**

List Price: **\$589,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,045**

Low Sqft:

Ttl Sqft: **2,045**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**1**

Layout

Beds: **3 (3 )**

Baths: **3.0 (2 2)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Composite Siding,Stone**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`1" x 5`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`8" x 25`0"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>4`1" x 3`8"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`5" x 5`7"</b>	<b>Dining Room</b>	<b>Second</b>	<b>13`7" x 11`5"</b>
<b>Kitchen</b>	<b>Second</b>	<b>11`2" x 14`11"</b>	<b>Living Room</b>	<b>Second</b>	<b>17`1" x 15`0"</b>
<b>Furnace/Utility Room</b>	<b>Second</b>	<b>5`6" x 2`11"</b>	<b>3pc Ensuite bath</b>	<b>Third</b>	<b>7`10" x 4`11"</b>

4pc Ensuite bath  
Laundry

Third  
Third

7`10" x 4`11"  
6`2" x 8`2"

Bedroom  
Bedroom - Primary  
Legal/Tax/Financial

Third  
Third

10`7" x 16`0"  
13`8" x 16`10"

Condo Fee:  
**\$348**

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

Zoning:  
**M-X1**

Legal Desc: **2311027**

Remarks

Pub Rmks: **Welcome to this stunning condo in the heart of Cranston, RIVERSTONE, featuring 3 spacious bedrooms, 2 luxurious ensuites, and 2 convenient half bathrooms. This exceptional 2000+ sq ft. residence is truly a must-see! Walking in, you'll be greeted by a charming double PRIVATE entry that leads into a versatile flex space, perfect for a variety of uses including HOME BUSINESS INCOME. This unique area includes a 2-piece bathroom, SEPERATE FURNACE, 10' CEILINGS, and is ideally suited for an at-home salon—whether a hair, lash or nail studio—or a private home office where you can comfortably host clients or use it as a guest bedroom as it is an excellent option for accommodating visiting family and friends or university students. The possibilities are endless! As you move up to the main level, you'll discover a beautifully open layout that seamlessly integrates the living room and kitchen - giving the feel of a single detached home and not a townhouse. The kitchen is a chef's dream, featuring elegant quartz countertops, sleek stainless steel appliances, and a spacious island that is perfect for entertaining guests. The expansive living area is ideal for hosting gatherings, with an open floor plan that connects effortlessly to the dining area and includes a balcony with a BBQ gas line—perfect for summer barbecues and backing on to a cul-de-sac, makes this home quiet and completely private with ample street parking. On the upper floor, you'll find the primary suite, a true sanctuary designed for relaxation after a long day with stunning Fish Creek Park and unobstructed hill views. This tranquil retreat includes a 3-piece ensuite and a generously sized walk-in closet. Also on this level is an additional large bedroom with its own 4-piece ensuite and walk-in closet, making it perfect for children, roommates, or guests. Additionally, a well-placed laundry room on this floor adds convenience to your daily routine. Located in the highly sought-after community of Cranston's Riverstone, this home offers proximity to Joane Cardinal-Schubert High School, with four additional schools, including Public, Catholic, and French immersion options, slated for development in the near future. The nearby Seton Urban District features a YMCA, South Calgary Health Campus, Cineplex VIP Theatres, a Public Library, and numerous restaurants and grocery stores. With easy access to both Deerfoot and Stoney Trails, commuting around the city is a breeze. Cranston's Riverstone also has numerous walking and bike paths and with close proximity to Fish Creek Park, its a nature lovers dream! Don't miss your chance to experience this incredible home—schedule your viewing today!**

Inclusions:  
Property Listed By: **none**  
**eXp Realty**

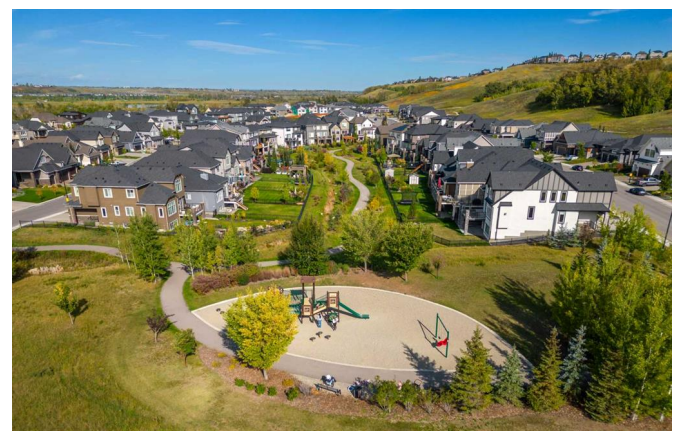
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

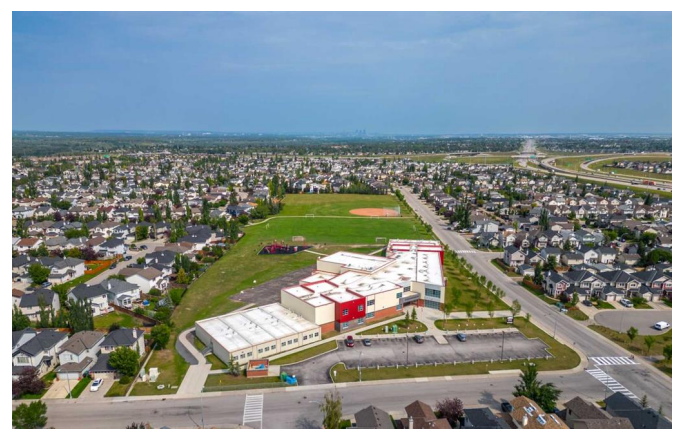






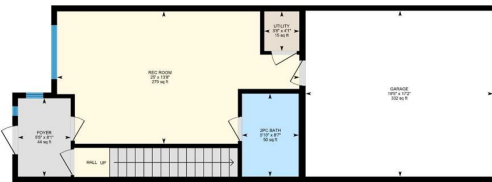






855 Cranston Ave, Calgary, AB

Entry Floor Exterior Area 517.32 sq ft  
Interior Area 458.73 sq ft  
Enclosed Area 598.23 sq ft



0 4 8 ft

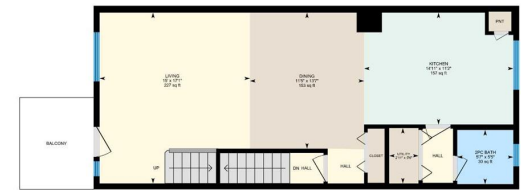
PREPARED: 2024/05/06



White regions are excluded from total floor area in GUCOE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

855 Cranston Ave, Calgary, AB

Main Floor Exterior Area 774.91 sq ft  
Interior Area 704.47 sq ft



0 4 8 ft

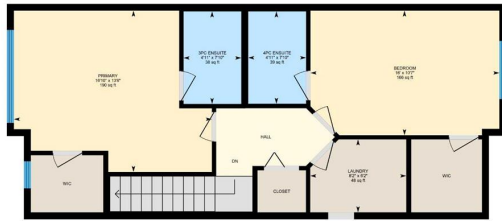
PREPARED: 2024/05/06



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855 Cranston Ave, Calgary, AB

1st Floor Exterior Area 753.67 sq ft  
Interior Area 693.14 sq ft



PREPARED: 2024/09/06



While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.